

Building Inspections

**Cladding Installation for Residential Occupancies**

**BC Building Code (2018) Section 9.27 and 9.28**

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**Requirements:**

**Cladding assemblies must consist of a first plane of protection and a second plane of protection incorporating a capillary break.**

- Capillary Break:
  - Air space min 10 mm.
  - Open drainage material min 10 mm and  $\geq 80\%$  open.
  - Loosely fastened siding with clear air space.
  - Masonry veneer cladding.

**Doors and windows without self-flashing sills require a flashing between the underside of the window or door. A line of sealant is not sufficient to provide protection against water ingress at the sill-to-cladding joint.**

- Self-flashing sills:
  - Sills that extend beyond the face of the cladding and have a drip on the underside to divert water away from the sill-to-cladding joint.
  - Old style wooden windows and doors were constructed with self-flashing sills.

**Sheathing membrane must conform to the requirements of CAN/CGSB-51.32-M, “Sheathing, Membrane, Breather Type.”**

- Equivalent products can be used that have received confirmation of equivalent level of performance such as CCMC Evaluation:
  - Tyvek Homewrap and Tytar Housewrap have been evaluated for equivalent performance if installed in conformance to the testing report and manufacturer’s current instructions.

**Proposed Construction Details:**

- Minimum single 30-minute sheathing paper (or equivalent).
- Minimum 10 mm battens to create air space or open drainage material.
- Insect screen.
- Flashing above window.
  - Minimum 50 mm upward,  $\geq 6\%$  slope, 25 mm end dams, overlap minimum 10 mm and drip offset 5mm.

- Flashing at sill.
  - ≥6% slope, 20 mm end dams, overlap minimum 10 mm and drip offset 5mm.
- Adhered membrane flashing at sill c/w provision for drainage.
- 10 mm clear-at-top flashing.
- Caulking to siding.
- Backer rod and caulking at interior.

**Sample drawings of open rainscreen wall assembly:**

Attached drawings are in excess of the *Building Code* requirements and are included to show alternate construction details for open rainscreen assemblies.