

Minimum Insulation Requirements For Residential Units

Overview: These are the minimum insulation requirements that are required under the BC Building Code changes effective December 19, 2014. The city of Nanaimo is in Climate Zone 4.

Applicable R Values:

Attic Ceilings.....	R40
Cathedral Ceilings & Flat Roofs.....	R31
Exterior Walls	R20
Floors over Unheated Space	R28
Foundation Walls.....	R11
Heated Floors (slabs)	R13
Unheated Floors(slabs) above Frost Line	R11
Garage Doors (when heated)	R6.25
Attic Hatch.....	R15

Maximum U-Value of Windows, Doors, and Skylights

Doors and windows must have a maximum U-Value of 1.8 with the exception of the main entry door, which may have a maximum U-Value of 2.6.

Skylights must have a maximum U-Value of 2.9.

Further Requirements

As part of the code change, box ends at exterior walls will require the air barrier to be structurally supported. We will now require an air barrier to be constructed on the exterior. Conversely, 2 lb. spray insulation conforming to the CAN/ULC S705.1 can be applied by a certified installer in these areas.

Flanged electrical boxes are required on the exterior walls as they provide structural support for the air/vapour barrier. If they are larger than a single box, the edges will require support by wood framing attached to adjacent plates/studs. Wires leading into the boxes are to be caulked or otherwise sealed.

All poly joints must overlap backing (taping joints at right angles to the framing members is no longer permitted). Poly pans used for exhaust fans and pot lights will require framing to ensure that all edges are structurally supported. Holes through the pans can only be large enough for the power wires and ducting to pass through. These holes can then be sealed by caulking/approved tape.

Poly is to be returned into the window openings and sealed to the windows. This can be done in conjunction with the installation of rod/caulking to avoid duplication. Note that the drywall board installers cannot use rotozip tools in these areas due to potential damage to the poly.