

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, APEGBC, BOABC, POABC

File No: 12-0073

INTERPRETATION

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Interpretation Date: January 20, 2016 - DRAFT

Building Code Edition: BC Building Code 2012

Subject: Moisture content of lumber during construction

Keywords: Moisture content, lumber

Building Code Reference(s): 9.3.2.5., 5.1.4.2.

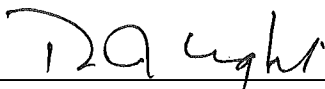
Question:

1. Article 9.3.2.5. requires that the moisture content of lumber be not more than 19% at the time of installation. Are there any prescriptive requirements in Part 9 to limit the moisture content of lumber throughout the entire framing process?
2. If the answer to Question 1 is "no", are there any prescriptive requirements in Part 9 to limit the moisture content of lumber prior to installing insulation and vapour barriers?

Interpretation:

1. No
Article 9.3.2.5. only addresses the moisture content of lumber at the time when the lumber is installed. It does not address moisture content of lumber after it has been installed.
2. No (with precautions)
Although there are no prescriptive requirements in Part 9 that address moisture content in lumber prior closing up the wall, floor and ceiling assemblies, it is recommended that the recommendations in the Building Enclosure Guide for Wood-Frame Multi-Unit Residential Buildings be implemented. This Guide recommends that the moisture content of lumber be reduced to less than 19% prior to closing up the lumber. This is particularly important for composite wood products since they are susceptible to deterioration when exposed to high moisture content.

It should be noted that Part 3 buildings which are designed to Part 5 are subject to Article 5.2.4.2. which includes a generic requirement that materials used in assemblies that are exposed to the exterior shall be resistant to any mechanism of deterioration. In order to meet this performance requirement, the recommendations of the Building Enclosure Guide provided appropriate solutions.



R. J. Light, Committee Chair

The views expressed are the consensus of the joint committee with members representing AIBC, APEGBC, BOABC, and POABC, which form the BC Building Code Interpretation Committee. The purpose of the committee is to encourage uniform province wide interpretation of the BC Building Code. These views should not be considered as the official interpretation of legislated requirements based on the BC Building Code, as final responsibility for an interpretation rests with the local *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.