

**BC BUILDING CODE INTERPRETATION COMMITTEE
AIBC, APEGBC, BOABC, POABC**

File No: 98-0082

INTERPRETATION

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Interpretation Date:

September 17, 2003

Building Code Edition:

BC Building Code 1998

Subject:

Required Frame Wall Insulation

Keywords:

Thermal Insulation

Building Code Reference(s):

Article 9.25.2.1., Table 9.25.2.1.

Question:

Note (2) of Table 9.25.2.1. permits a reduction of the minimum insulation required for frame walls from RSI 3.5 to 2.45 in areas of 3500 Celsius Degree Days or less, and where the building is heated by natural gas.

The main floor of an existing dwelling is heated with natural gas. If the basement is converted to a secondary suite or a second storey is added to the dwelling and the areas are heated with electric baseboards can the required frame wall insulation in the secondary suite or the second storey be reduced to RSI 2.45?

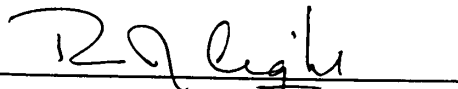
Interpretation:

No.

Note (2) of Table 9.25.2.1. only permits the reduction of the minimum insulation required for frame walls from RSI 3.5 to 2.45 where the building is heated by natural gas. If parts of the building are heated with electric baseboard the reduction of the minimum insulation does not apply.

In 1992 BC Building Code, notes to Table 9.25.2.1. also referred to notes in Appendix A. which specified that if 60% of the floor area of a building is heated by natural gas the reduction of the minimum insulation required for frame walls can be applied. The statement making reference to Appendix A still remains in the 1998 BC Building Code but the notes in the Appendix A were deleted.

Local policy should be reviewed with the Authority Having Jurisdiction.



R. J. Light, Committee Chair