

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 12-0135

INTERPRETATION

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Interpretation Date: December 9, 2018 (***Revised Oct 15, 2019***)

Building Code Edition: BC Building Code 2012

Subject: Construction of Exposing Building Face of Houses

Keywords: Construction, exposing building face, cladding

Building Code Reference(s): 9.10.15.5.(3)

Question:

When the limiting distance for an exposing building face of a house is between 0.6m and 1.2m, is the exterior cladding **always** required to have gypsum board sheathing beneath it?

Interpretation:

No (only some types of cladding require gypsum sheathing)

Sentence 9.10.15.5.(3) requires that the exposing building face and any exterior wall above the exposing building face (e.g. attic exterior wall) be constructed with a 45 minute fire resistance rating within any one of the cladding systems described in Clauses (a) to (d).

Clause (a) permits metal or noncombustible cladding with no gypsum sheathing

Clause (b) permits wood cladding provided it is installed on a minimum 12.7 mm thick gypsum sheathing or on masonry, or on furring channels with a maximum thickness of 25mm that are that are mounted on a minimum 12.7 mm thick gypsum sheathing or on masonry. The wood siding must also have a maximum 25 FSR after conditioning for Accelerated Weathering per ASTM D 2898.

Clause (c) permits vinyl cladding with no gypsum sheathing **when mounted over masonry**

Clause (d) permits cladding systems that have been tested to CAN/ULC-S134 which may or may not include gypsum sheathing.

Note the change to Article 9.10.15.5. in Revision 6 of the 2012 BCBC as noted below:

26 Subclause 9.10.15.5.(2)(b)(i) is amended by striking out "Subsection 9.27.11.," and substituting "Subsection 9.27.12.,"

The wording of Sentence 9.10.15.5.(3) in the 2018 BCBC has not changed, so this interpretation would also apply to the 2018 BCBC



Patrick Shek, P.Eng., CP, FEC, Committee Chair

The views expressed are the consensus of the joint committee with members representing AIBC, EGBC and BOABC, which form the BC Building Code Interpretation Committee. The Building and Safety Standards Branch, Province of BC and the City of Vancouver participate in the committee's proceedings with respect to interpretations of the BC Building Code. 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.