

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0111

INTERPRETATION

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Interpretation Date:	May 18, 2021
Building Code Edition:	BC Building Code 2018
Subject:	Protection of Structural Wood Elements from Moisture and Decay
Keywords:	Structural, wood, moisture, decay, protection
Building Code Reference(s):	9.3.2.9.(3)(b)

Question:

An exterior rectangular deck with solid floor surface, is constructed in a community with a moisture index greater than 1.0 per Table C-2 in Appendix C of Division B. There is constant rain and wind exposure. This deck is structurally supported by beams, and posts which rest on saddle plates. There are asphalt shingles between the saddle plates and support posts. Most of the posts are located at the perimeter of the deck. The wood posts are not pressure-treated with preservative to resist decay. Will this comply with Clause 9.3.2.9.(3)(b)?

Interpretation:

No, unless moisture accumulation is adequately prevented.

Clause 9.3.2.9.(3)(b) requires structural wood elements to be pressure-treated with a preservative to resist decay, where:

- i) the wood elements are not protected from exposure to precipitation,
- ii) the configuration is conducive to moisture accumulation, and
- iii) the moisture index is greater than 1.00.

The Notes to Part 9, A-9.3.2.9.(3) Protection of Structural Wood Elements from Moisture and Decay, indicates: "There are many above-ground, structural wood systems where precipitation is readily trapped or drying is slow, creating conditions conducive to decay. Beams extending beyond roof decks, junctions between deck members, and connections between balcony guards and walls are three examples of elements that can accumulate water when exposed to precipitation if they are not detailed to allow drainage."

In this case if the support posts are not pressure-treated with preservative to resist decay, it needs to be demonstrated that measures and detailing (such as at the saddle plates and other junctions) will provide effective drainage, and moisture from precipitation will not accumulate.



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

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