

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0178

INTERPRETATION

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Interpretation Date:	October 18, 2022
Building Code Edition:	BC Building Code 2018
Subject:	Air venting and flashing over the window in rainscreen wall
Keywords:	First and Second Planes of Protection
Building Code Reference(s):	Subsections 9.27.2. and 9.27.3.

Question:

1. Is the 9.5 mm air gap per 9.27.2.2.(1) required between the through wall flashing above the window frame in rainscreen installation?
2. Is flashing required above the window frame to the back of the siding?

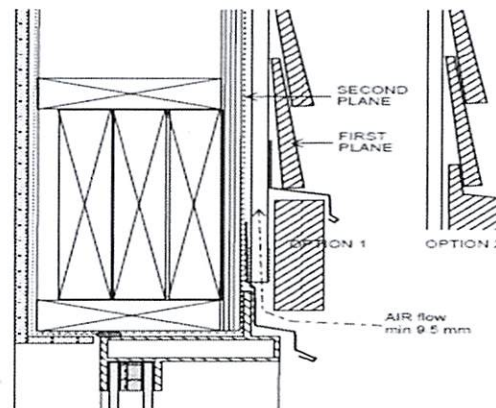
Interpretation:

1. Yes.

The flashing above the window frame is an extension of the air/moisture barrier of the rainscreen installation. This is the second and last plane of protection of the wall assembly. It is also an entry for the air circulation required between air/moisture membrane and wall sheathing – see the diagram below.

2. Yes.

The cladding in a shingle effect is a first and primary plane of protection from water ingress. It is maintained by overlapping the shingles or siding and needs to be continued at the openings by providing the additional flashing over the trims – see the option 1 of the diagram. The same effect can be achieved by using the profiled trim board in a shingle overlap, with the siding as shown (in principle) in option 2.



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.