



2024 BC Building Code – LIST OF REVISIONS – Part 5

New material standards applicable to environmental separators and assemblies exposed to the exterior are added:

- CAN/CSA-A123.16, “Asphalt-coated glass-base sheets,”
- ASTM C1280, “Standard Specification for Application of Exterior Gypsum Panel Products for Use as Sheathing,”
- CAN/CGSB-12.9, “Spandrel glass,” and
- CAN/ULC-S717.1:2017, “Standard for Flat Wall Insulating Concrete Form (ICF) Units – Material Properties.”

Air leakage requirements are revised to establish performance classes for air barrier assemblies and to provide a standardized method of testing both proprietary and generic assemblies.

Code Reference	TYPE OF CHANGE			
	Editorial	Relocated	New	Comments
Division B Part 5 Section 5.4				
5.4.1. – Note			✓	Identifies that an air barrier system required in most buildings to control air movement through the environmental separator may have significant issues regarding moisture if there is a failure to manage the issues identified in Part 5, such as rot, corrosion, and mould.
5.4.1.1.(1)(e)			✓	To minimize the ingress of airborne radon and other soil gases from the ground. The bolded words were added to clarify that these requirements also address other soil gases.
5.4.1.1.(2)		✓		Relocation only; does not contain any new technical requirements.
5.4.1.1.(3) and Note A-5.4.1.1.(3)			✓	The air barrier system shall incorporate air barrier assemblies that meet the appropriate Performance Class and associated maximum air leakage rate in new Table 5.4.1.1. Note A-5.4.1.1.(3) – The selection of a Performance Class for an air barrier assembly is intended to ensure that the air leakage performance level of the assembly is sufficient to minimize condensation and reduce the uncontrolled movement of air across the environmental separator.
5.4.1.1.(4)	✓	✓		The air barrier system shall be designed and constructed to be continuous.



2024 BC Building Code – LIST OF REVISIONS – Part 5

Code Reference	TYPE OF CHANGE			
	Editorial	Relocated	New	Comments
Note A-5.4.1.1.(4)			✓	Most failures of air barrier systems in buildings have been directly related to improper or insufficient connections between adjacent air barrier materials, components and assemblies
5.4.1.1.(5)	✓	✓		The structural design of air barrier assemblies, including junctions between air barrier assemblies, subject to air pressure loads shall comply with Article 5.1.4.1. (environmental/structural loads) and Subsection 5.2.2. (environmental/structural loads).
5.4.1.1.(6)			✓	The maximum air leakage rates specified in Table 5.4.1.1. are permitted to be increased where identified circumstances can be shown.
Note A-5.4.1.1.(7)			✓	An air barrier system is not required in certain buildings where identified circumstances can be shown, such as ventilation levels or protective means required in the work environment would protect the building's occupants from unacceptable levels of pollutants.
5.4.1.2				Air Barrier Assemblies
5.4.1.2.(1)			✓	Air Barrier assemblies not in contact with the ground shall conform with CAN/ULC-S742, Standard for Air Barrier Assemblies – Specification, as well as the selected Performance Class of Table 5.4.1.1.
5.4.1.2.(2)			✓	Air barrier systems not evaluated in accordance with CAN/ULC-S742 should be determined to meet or exceed with the selected performance classes established in Table 5.4.1.1.
5.4.1.2.(3)			✓	Air barrier assemblies covered in Subsections 5.9.2., 5.9.3. and 5.9.4. shall meet the air barrier performance criteria defined in those Subsections.
5.4.1.2.(4) and Note A-5.4.1.2.(4)			✓	Protection from Radon Gas ingress in below-grade air barrier systems; points of weakness must be properly detailed and constructed to minimize the ingress of soil gases.
Division B Part 5 Section 5.9				
5.9.2.2.(5) Applicable Standards			✓	New BC variation to mirror Part 9 specifications in the code for where a limited water door may be used. This is not otherwise specified in the National Building Code. Where a door has an adequate



2024 BC Building Code – LIST OF REVISIONS – Part 5

Code Reference	TYPE OF CHANGE			
	Editorial	Relocated	New	Comments
				overhang as referenced or where the door is designed to be accessible, a limited water door may be used. Accessible doors that also meet full water pressure testing are largely unavailable.
5.9.2.3. (1) Structural and Environmental Loads, Air Leakage and Water Penetration		✓		Relocated from BCBC 5.9.2.2.(3) to harmonize with NBC structure. This BC variation works with Sentence 5.9.2.2.(4) to permit a window, door or skylight that is in scope of the NAFS standard to be designed instead to Part 5. This provides some design flexibility for the BC window market, which uses a lot of custom window and door combination assemblies, which can make testing all configurations costly and somewhat impractical.
5.9.3. Other Fenestration Assemblies		✓		<p>Subsection 5.9.3. is adopted from the NBC but modified to align with the previous BC variations for “Other Glazed Products” that were integrated into Subsection 5.9.2.</p> <p>The requirements are largely unchanged but the terminology “other fenestration assemblies” replaces “other glazed products”. These assemblies must still conform to Subsection 5.1.4. for structural and environmental loads, to Section 5.3 for heat transfer, to Section 5.4 for air leakage and to section 5.6 for water penetration. Section 5.4 on air leakage introduces the ASTM E283 test for air leakage into the body of the code. It was formerly only in the appendix but reflects typical industry practice.</p>