
BULLETIN 2009-008-BU

APRIL 29, 2009

SHEATHING INSPECTIONS (NEW RAINSCREEN MOCK-UP INSPECTIONS) FOR ONE AND TWO FAMILY BUILDINGS

The City monitors Building By-law compliance by carrying out building inspections at various stages of construction. Each of these inspections must achieve acceptance by the City's District Building Inspector prior to proceeding to the next stage of construction.

This bulletin is intended to clarify the Building Inspection Branch's requirements for sheathing inspections for one and two family dwellings. A sheathing inspection must be requested and accepted by the District Building Inspector before the installation of the sheathing membrane (building paper) and prior to making a request for a framing inspection.

It is important that the following items be complete prior to making a request for a sheathing inspection:

1. Installation of sheathing membrane (building paper) starter strip around rough openings for windows and doors.
2. Installation of all exterior doors, windows, vents and through wall penetrations (Note: where safety glass (laminated or tempered) is required in windows, it must be installed complete with a permanent marking indicating that it is safety glass).
3. Installation of all roof and deck membranes with required up-stand returns and flashings.
4. Rough-in cross ventilation for all flat roofs and decks over living space.
5. A field memo signed by a professional engineer must be submitted to the District Building Inspector that verifies satisfactory installation of the sheathing seismic components.
6. To assist in ensuring that the rainscreen details on the approved drawings are properly carried out a mock-up of one window detail, including flashings and trim, must be completed prior to calling for the sheathing inspection.

Once the District Building Inspector has completed and accepted the sheathing inspection, the installation of the sheathing membrane (building paper) on the exterior may commence. When ready for a framing inspection please ensure that the paper is complete and the building is watertight. The rainscreen inspection should take place at the same time as the framing inspection.

Note: The acceptance of the sheathing by the District Building Inspector shall in no way relieve the owner of full responsibility for having the work carried out in accordance with the Vancouver Building By-law (1.1.1.3).

For additional information related to building envelope design, please refer to the following bulletins:

2009-009-BU - Rainscreen Design and Inspection for One and Two Family Dwellings.

2006-002-BU - Protection of Steel Connectors, Fasteners, and Anchors Used with Pressure Treated Wood Products.

2003-005-BU - Safety Glass in Part 9 Buildings.

(Original signed)

W.M. Johnston, P.Eng.
DIRECTOR, LICENCES & INSPECTIONS
AND CHIEF BUILDING OFFICIAL

(Original signed)

E. Neufeld
DEPUTY CHIEF BUILDING OFFICIAL,
AND MANAGER, BUILDING INSPECTIONS