New Westminster

511 Royal Avenue
New Westminster BC
V3L 1H9

604 521 3711
info@newwestcity.ca
newwestcity.ca

Protection of Wall Insulation

Severe weather conditions come with the winter season. Building in winter weather presents challenges that are not necessarily encountered in the warmer spring and summer periods.

Framing material remains wet longer with the cold temperatures even with the roof on. Wind driven rain enters the building through the gaps in the sheathing and joints at framing connections. This adds to the moisture in the wall assembly that may already be present in the wet lumber.

The City of New Westminster requires that **all** dwellings under construction (including multi-family) have the building paper and flashings applied to the exterior of the building prior to having the insulation and vapour barrier installed. Insulation is not to be placed within wet or damp wall cavities. Please note that the moisture content of the framing material needs to comply with Article 9.3.2.5 of the current edition of BC Building Code. Any wet or damp insulation is to be removed from the wall cavities, framing material dried out and the insulation replaced with new material.

Insulation placed within the walls prior to the application of the building paper will be rejected and is subject to removal and replacement with new material.

This policy continues to be in effect and extends to any and all construction whether new, addition or renovation, regardless of when construction began.

The attached Insulation Certification is required prior to Insulation Inspection.

If you have any questions please contact the Building Department.

Bulletin
January 2006