

# Bulletin: Cold Weather Permitted Exterior Cladding Application



Bulletin # 18-01

**Updated:**

Created: March 5, 2018

*This bulletin is provided for informational purposes only. Please be sure to consult the relevant City of Kelowna bylaw.*

*If any contradiction between this guide and the relevant Municipal Bylaws and/or applicable codes is found, such bylaw and/or codes shall be the legal authority.*

## **Purpose:**

This bulletin is to inform staff, developers, builders, subcontractors, designers and home owners of an option available for exterior cladding applications on single family dwellings during the winter months, between Nov 1<sup>st</sup> & March 15<sup>th</sup>.

## **General Information:**

It is a requirement under code that certain exterior cladding applications, such as stucco and masonry veneer, must comply with minimum temperature regulations. The British Columbia Building Code (BCBC) requires application of cladding be applied and maintained at a temperature of not less than 10°C for stucco (see BCBC 9.28.6) and 5°C for masonry and mortar (see BCBC 9.20.14) and this temperature is maintained for a minimum 48 hours after the application.

Within the City of Kelowna there are two options available to achieve occupancy during the winter construction period:

## **Option A:**

Prescriptive to BCBC requirements: When the temperature of the exterior wall(s) and environment is below the minimum temperature, heating & hoarding is provided to allow application of the cladding.

## **Option B:**

Should Option A have adverse budget implications and occupancy is being requested during the time period of Nov 1<sup>st</sup> to March 15<sup>th</sup>, the City may consider granting a partial occupancy permit for a residential dwelling subject to the following requirements:

- All life safety matters and building permit conditions have been met to the satisfaction of the Building Inspector with the exception of exterior cladding.
- The exterior of the building is wrapped in a weather resistant barrier or the exterior has the required wire and paper installed to protect the exterior framing and insulation to the satisfaction of the Building Inspector.
- The builder and owner provides to the Building Inspector a letter of commitment, for the agreeable completion date of cladding, prior to the partial occupancy request. The builder will be responsible to call for a final inspection once the cladding is complete.

**NOTE: Any builder who is not following the outlined commitments of this bulletin will be denied future consideration of Option B**

**Conclusion:** This bulletin is effective immediately and is developed to ensure compliance with the requirements of the BC Building Code for relevant applications of exterior cladding on single family dwellings.