



Permits and Inspections Policy

Rainscreen Design for Houses

February 19, 2013

Revised: January 9, 2014

With the adoption of the 2012 B.C. Building Code, house designs must employ a drainage plane or "rainscreen design" in the City of Victoria.

Effective February 2013, all new building permit submissions for new houses, as well as any proposed new exterior walls for additions and envelope repairs, should meet Sentence 9.27.2.2.(5), using the reference climatic data for "Victoria" in Table C-2 (BCBC Division B – Appendix C).

This means all exterior walls exposed to precipitation should be designed to incorporate a first plane of protection, and a second plane of protection incorporating a capillary break. This is commonly known as "rainscreen design".

There is a separate bulletin on climatic data to be applied within the City's geographic boundaries which will complement this bulletin.

In addition, the following details are mandatory for one or two family building permit applications, for all new construction or addition to existing. Where applicable, these details should be site specific details not generic;

- Typical head and sill detail for any new windows or doors
- Horizontal material transition detail i.e. belly band or change in materials
- Typical envelope penetration detail i.e. dryer vent or hose bib
- Exterior deck to wall detail – horizontal to vertical junction
- Guard/handrail attachment to building envelope

"Avy Woo"

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