



Bulletin

EXTERIOR AIR BARRIERS – Housing and Non-Housing (ICI) Projects

Ontario's Building Regulatory System is undergoing significant changes that are scheduled to take effect July 1, 2005. These changes are set out in amendments to the Building Code Act, 1992 that were proclaimed in July 2003. Amendments to the Building Code required to implement these legislative change were filed in July 2003. The amendments affect various Parts of the Code. Part 2 of the Building Code has been amended to specify the Prescribed Notices to be given to the chief building official. This bulletin specifically deals with the prescribed notice "substantial completion of insulation, vapour barrier and **air barriers**", as per Clause 2.4.5.1.(2)(e) of the Building Code.

As of July 1, 2005 all projects must have the air barriers inspected. Particularly, the owner or builder must request a separate air barrier inspection, a part from the insulation inspection, when the air barrier is installed entirely on the exterior of the building envelope. This inspection would occur prior to the installation of exterior cladding.

Air barriers that are partially installed on the exterior, such as the 'header-wrap' method used in housing construction, will continued to be inspected during the insulation inspection. Please note that the insulation inspection will be inspected only after the exterior cladding has been completed or other measures have been taken to prevent entry of the elements.

For further information on the inspection of insulation, vapour barriers and air barriers, please contact Piero Cannistra, Field Supervisor and Trainer at (905) 475-4718.

John Wright
Chief Building Official
Director, Building Standards

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