Richard J. Hall

Richard was born and raised in Bella Coola, a small town located on the central coast of BC. He was raised, educated and mentored by his elders. He is an International Red Seal Carpenter and Qualified Inspector.

In his career in housing, Richard has worked as a Builder, Construction Manager, Site Supervisor, and lastly a Home Designer for the First People of Canada. With 35 years of experience in many types of construction, he began doing building inspections in British Columbia. The inspections were on Federal lands and in Provincial jurisdictions – he personally completed over 6000 inspections and noted the challenges within communities.

Richard began to transition into retirement and moved back to Bella Coola where he was approached to work with his community and took the opportunity to build capacity within community. He mentored new carpentry apprentices in the concept of building science and incorporated the science into construction. He taught the new apprentices to construct homes with materials that most suited the cultural lifestyle of the West Coast people and the region.

As time moved on, Richard began to design new homes and create a new building standard. Homes were constructed with more durable, sustainable products, and a simple applications process was used in building these affordable solutions to complement the First Peoples’ cultural lifestyles.

In the development of Richard’s new building designs, he incorporated recent building science technology and practices, including energy efficiency concepts, and a small carbon footprint. Most importantly, the new designs compliment the cultural lifestyles of the West Coast people of BC. and have created a new building standard for West Coast people.

The challenges communities faced were variable:

- Improper planning for communities by professional builders,
- High construction costs due to lack of trained community members,
- No professional trades people in community,
- No education support for trades training for communities or First people of Canada,
- Contractors using cheap/poor products,
- Inexperienced professionals designing the builds for the west coast,
- Complacent construction standards and practice. I.e: poor construction details for location and region.

The newly constructed homes have provided solutions to address:

1. Buildings science concepts and principals
2. Indoor air quality
3. Moisture damages and mold
4. Ventilation concepts
5. Heating systems
6. Conditioned spaces
7. Interior design concepts
8. Structural challenges
9. Standardized models to minimize cost related to homes
10. Energy efficiency
11. Economics opportunities by creating jobs
12. Utilization of resources
13. Affordability
14. Sustainable durable materials
Suggestions & Recommendations:
Each First Nation must design a building type, building standard and incorporate the materials that meet and compliment their specific needs: Occupancy; Climate/Region; and Cultural Significance.

The nations must also establish themselves as an Authority Having Jurisdiction to manage the new building standard.

This booklet is a model that can be edited and adapted to meet each Nation’s unique needs.

Education:
The children of this Nation will be assisting this program to create videos that will be attached to the booklet and placed in school education systems.

• Information on repairs and managing principles to create healthy homes.

Online Videos

Richard and Friends
Episode 1 - Introduction
https://vimeo.com/765136015

Richard and Friends
Episode 2 - Building Science
https://vimeo.com/765137358

Richard and Friends
Episode 3 - Plumbing
https://vimeo.com/765302966

Richard and Friends
Episode 4 - Ventilation
https://vimeo.com/765307706

Richard and Friends
Episode 5 - Wood Burning Appliance
https://vimeo.com/765311863

Richard and Friends
Episode 6 - Rainscreens
https://vimeo.com/765316503
UNIT AREA: 1505 SQ FT
CULTURAL KITCHEN: 245 SQ FT
BASE AREA: 1260 SQ FT
UNIT AREA: 1836 SQ FT
CULTURAL KITCHEN: 354 SQ FT
BASE AREA: 1481 SQ FT
UNIT AREA: 2196 SQ FT
CULTURAL KITCHEN: 354 SQ FT
BASE AREA: 1842 SQ FT
First Nations Prototype Housing

3 BEDROOM OPTION B
TOTAL AREA: 1692 SQ FT
CULTURAL KITCHEN: 350 SQ FT

3/16" = 1' - 0"

First Nations Prototype Housing
WEST COAST BUILDING STANDARD

4 BEDROOM OPTION B
TOTAL AREA: 2071 SQ FT
CULTURAL KITCHEN: 350 SQ FT

3/16" = 1'-0"
First Nations Prototype Housing

ACCESS FROM ABOVE
ACCESS TO SEALED CRAWL SPACE
DUCT

2 x 10 @ 16" O.C.

32'-0"

INSULATION
HVAC SYSTEM

A 2 BEDROOM UNIT FOUNDATION

3/16" = 1' - 0"
4 BEDROOM UNIT RIGHT ELEVATION

4 BEDROOM UNIT LEFT ELEVATION
WEST COAST BUILDING STANDARD

A 3 BEDROOM UNIT RIGHT ELEVATION
1/4 " = 1' - 0"

A 3 BEDROOM UNIT LEFT ELEVATION
1/4 " = 1' - 0"
2 BEDROOM UNIT RIGHT ELEVATION

2/4" = 1' - 0"

2 BEDROOM UNIT LEFT ELEVATION

1/4" = 1' - 0"
First Nations Prototype Housing

2 BEDROOM UNIT FRONT ELEVATION

2 BEDROOM UNIT REAR ELEVATION
WEST COAST BUILDING STANDARD

A 4 BEDROOM UNIT LEFT ELEVATION

A 4 BEDROOM UNIT FRONT ELEVATION

1/4 " = 1' - 0"

1/4 " = 1' - 0"
ACCESSIBLE LADDER TO CRAWL SPACE BENEATH BENCH

LOUVERED VENT FOR ROOF

WHEEL CHAIR RAMP

LOADING DOCK

MISCELLANEOUS DETAILS
First Nations Prototype Housing

**Exterior Cladding Options**

- **Cement Board Planks**
  - Custom colour

- **Hardie Planks**
  - In pre-finished colours

- **Plank, Panel, Shingle and Batten Color Offering**

- **Standard Unit**

- **Compact Unit**

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*First Nations Prototype Housing*
WEST COAST BUILDING STANDARD

DOOR SCHEDULE

WINDOW SCHEDULE
Residential Construction Specification

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General

1. The Authority Having Jurisdiction adopts the 2018 British Columbia Building Code (BCBC).
2. Where contradictions exist between the BC Building Code and this specification the most stringent requirement shall apply.
3. House site to be cleared of surface vegetation within property boundaries, except for significant trees as determined by the Owner.
4. Each site to be reviewed by a geotechnical engineer. Recommended site improvements and building performance considerations to be incorporated into the project. Existing soil to be piled and stored on site and re-distributed following construction of the dwelling.
5. Each building and site is to be reviewed by a structural consultant, or the prescriptive requirements of BCBC 2018 are to be followed.
6. The building shall be situated no closer than 30’ from the side boundaries and 50’ form the rear and front boundaries.
7. Grade to be sloped away from the building at minimum 5%.
8. Buildings are to be designed and constructed to meet or exceed Step Three of the BC Energy Step Code.
9. Whole building air leakage testing to be performed prior to occupancy and at an interim stage once the components of the air barrier are fully installed. Target airtightness is <2.5 air changes per hour at a pressure differential of 50 Pa (ACH50). Testing to be in accordance with CAN/CGSB 149.10, or ASTM E779, or USACE Ver 3 (as noted in BCBC 9.36.6.5).
10. Author and designer(s) assume no liability.
11. This specification is a live document and should be developed for use per the Nations autonomy and region.
Crawl-Space Floor

1. 4” thick unreinforced concrete floor slab.
2. 10mil polyethylene sheet. Joints, transitions and terminations taped with 3M 3015 Flashing Tape or equivalent. Seal poly sheet to the concrete foundation at the perimeter with acoustical sealant.
3. 4” (R-20) extruded polystyrene (XPS) insulation – Dow Styrofoam (or similar). Two layers of 2” thick with joints offset minimum 12”. Alternate: 5” expanded polystyrene (EPS) insulation – PlastiFab Plastispan HD (or similar).
4. Minimum 4” clear granular fill per BCBC 9.14.4.3.
5. Compacted gravel base per geotechnical consultants drawings and specifications.

Below-grade Foundation Wall and Footing

1. ½” thick M2Tech gypsum wall board with mould resistant joint compound and fire tape.
2. Insulated Concrete Form (ICF) – Quadlock, or approved alternate. Structural to confirm size and reinforcing. Installation to be in accordance with manufacturers published instructions.
3. Soprema ICF self-adhered waterproofing membrane or as approved by ICF manufacturer. Waterproofing membrane to extend from top of ICF to bottom of footing. Installation to be in accordance with manufacturers published instructions.
5. Free-draining gravel fill. Filter cloth to separate soil from gravel.
6. Above grade: Fibre cement board, pressure treated plywood, or stucco parging.

General Notes:

→ Refer to site specific geotechnical assessment report for confirmation of drainage, waterproofing and frost protection requirements.
→ Refer to structural drawings for concrete and reinforcing requirements. Basis of footing design: ICF wall to bear on 8”x16” concrete footing reinforced with two rows of #4 – ½” diameter deformed reinforcing steel tied together and spaced 3” from the outside edges.
→ Footing to be located below frost line. Footing trench to be reviewed with the geotechnical consultant to confirm bearing capacity.
→ Refer to architectural drawings and the 2019 Building Enclosure Design Guide (BC Housing) for installation details.
→ Extruded polystyrene to be installed at the interior of the rim joist with transitions and terminations sealed with closed cell spray foam.
Exterior Wall – Fibre Cement Cladding

1. ½” thick M2Tech gypsum wall board with mould resistant joint compound and tape. Gypsum board to be primed and painted in accordance with the paint section of this specification.
2. 6mil polyethylene sheet. Joints and transitions to be sealed with Tremco Acoustical sealant or approved equivalent sealant tape. Seal to wood plates at eaves and base of wall. Seal to studs, headers and sill plates at windows and doors. Seal to wall penetrations including vents and electrical fixtures.
3. Refer to structural drawings for wood framing. Basis of design: 2x6” SPF wood studs (#2 or better) at 16” on center.
4. Rockwool Comfortbatt R-24 (nominal) mineral wool batt insulation. Installation to be in accordance with manufacturers published instructions.
5. 1/2” thick exterior fir plywood or wood shiplap. Refer to structural drawings for additional information including attachment and bracing.
6. Tyvek House-Wrap vapour permeable sheathing membrane (or equivalent) installed in accordance with manufacturers installation (see notes below) for air and moisture barrier continuity.
7. 1/2” thick x 2” wide CCA pressure treated plywood vertical strapping aligned with studs at 16” on center attached with 3” hot-dipped galvanized (minimum G90) nails at 16” on center.
8. James Hardie lapped siding attached with hot-dipped galvanized nails in accordance with manufacturers installation instructions. Smooth finish to compliment the wood finishes.

General Notes:
- Refer to the architectural drawings and the 2019 Building Enclosure Design Guide (BC Housing) for exterior wall details.
- Exposed fasteners to be stainless steel or hot-dipped galvanized.
- Cascadia SMP galvalume (AZ50) pre-finished sheet metal flashings as shown on the drawings. Flashing joints to be standing seams and/or S-lock.
- Warranty: Fibre cement cladding manufacturer to provide 30-year material warranty.
- Exterior wood trims are to be installed with a continuous board at the prevailing wind side to resist moisture ingress.
- Sheathing membrane installation notes (refer to manufacturers published installation instructions):
  - Horizontal joints to be shingle lapped
  - Minimum of 6” horizontal and 12” vertical laps.
- All lap joints to be sealed with Tyvek Tape or alternate approved by the manufacturer.
- Install Dupont Tyvek Wrap Caps (capped staples) per manufacturer’s requirements for temporary attachment where rainscreen strapping is not immediately installed.
- Flashing tape at interfaces between Tyvek sheathing membrane and EPDM and at top plates; 3M 3015 Flashing Tape, Siga Wigluv or approved equivalent.
Exterior Wall – Cedar Siding

1. ½” thick M2Tech gypsum wall board with mould resistant joint compound and tape. Gypsum board to be primed and painted in accordance with the paint section of this specification.
2. 6mil polyethylene sheet. Joints and transitions to be sealed with Tremco Acoustical sealant or approved equivalent sealant or tape. Seal to wood plates at eaves and base of wall. Seal to studs, headers and sill plates at windows and doors. Seal to wall penetrations including vents and electrical fixtures.
3. Refer to structural drawings for wood framing. Basis of design: 2x6” SPF wood studs (#2 or better) at 16” on center.
4. Rockwool Comfortbatt R-24 (nominal) mineral wool batt insulation. Installation to be in accordance with manufacturers published instructions.
5. 1/2” thick exterior fir plywood or wood shiplap. Refer to structural drawings for additional information including attachment and bracing.
6. Tyvek House-Wrap vapour permeable sheathing membrane (or equivalent) installed in accordance with manufacturers installation (see notes below) for air and moisture barrier continuity.
7. 1/2” thick x 2” wide CCA pressure treated plywood vertical strapping aligned with studs at 16” on center attached with 3” hot-dipped galvanized (minimum G90) nails at 16” on center.
8. Cedar siding to be stained on all sides (refer to paint specification section) and fastened with hot-dipped galvanized nails. Refer to images at right for the wood siding options noted below:
   - Nominal 1x6” cedar vertical boards with 1x2” vertical battens at board joints. Vertical boards to be installed over CCA pressure treated cross strapping.
   - or horizontal lapped bevelled boards.

General Notes:

→ Refer to the architectural drawings and the 2019 Building Enclosure Design Guide (BC Housing) for exterior wall details.
→ Exposed fasteners to be stainless steel or hot-dipped galvanized.
→ Cascadia SMP galvalume (AZ50) pre-finished sheet metal flashings as shown on the drawings. Flashing joints to be standing seams and/or S-lock.
→ Exterior wood trims are to be installed with a continuous board at the prevailing wind side to resist moisture ingress.

Sheathing membrane installation notes (refer to manufacturers published installation instructions):

→ Horizontal joints to be shingle lapped
→ Minimum of 6” horizontal and 12” vertical laps.
→ All lap joints to be sealed with Tyvek Tape or alternate approved by the manufacturer.
→ Install Dupont Tyvek Wrap Caps (capped staples) per manufacturer’s requirements for temporary attachment where rainscreen strapping is not immediately installed.
→ Flashing tape at interfaces between Tyvek sheathing membrane and EPDM and at top plates: 3M 3015 Flashing Tape, Siga Wigluv or approved equivalent.
Asphalt Shingle Roof

1. 1x6 wood or ½" thick M2Tech gypsum board with mould resistant joint compound and approved tape. Gypsum board to be primed and painted in accordance with the paint section of this specification.

2. 6mil polyethylene sheet. Joints and transitions sealed with Tremco Acoustical sealant or approved alternate. Seal to wood plates at eaves and base of wall. Seal to studs, headers and sill plates at windows and doors. Poly boots to be installed at ceiling penetrations including recessed light fixtures and mechanical equipment for air/vapour barrier continuity. Poly boots to be sealed or taped to the poly sheet.

3. R-52 mineral wool batt insulation (Rockwool Comfortbatt or approved alternate) installed in two layers at the perimeter and blown-in fiberglass insulation at the remainder. Refer to roof insulation instruction below.

4. Wood trusses – refer to structural.

5. Vent cavity per BCBC 9.19.1

6. ½" plywood sheathing – refer to structural.

7. No. 15 non-perforated roofing felt underlay. Self-adhered rubberized asphalt sheet eave protection membrane to be installed at eaves and valleys – Titanium PSU30 or approved alternate. Eave protection to extend minimum 36" and no less than 12" inside the inner face of the exterior wall as required by BCBC 9.26.5. Installation to be in accordance with manufacturers published instructions.

8. Laminted, fiberglass asphalt roof shingles – GAF 3-Tab Marquis Weathermax or approved alternate. Installation to be in accordance with manufacturers published instructions and RCABC manual of practice (which is more stringent).

General Notes:

- Minimum roof slope is 5:12 for asphalt shingle roof areas. Warranty: Shingle manufacturer to provide minimum 15-year warranty. Roofing subcontractor to provide 1-year warranty against water leakage.

- Clear-span structural grade trusses are recommended to facilitate future renovation or removal of interior walls.

- Shingle roofing to include Cascadia SMP galvalume (AZ50) pre-finished sheet metal flashings at valleys, rake and eaves as detailed.

- Roof accessories to include: galvanized roofing nails, flanged metal pipe flashings, galvanized steel storm collar, and sealant as noted in Joint Sealant specification section.

- The first row of R-22 mineral wool attic insulation shall be placed parallel to truss and to outer edge of top plate. Second row of R-30 mineral wool batt to be placed perpendicular to the first row. Install with joints butted tight, flush and uniform in accordance with manufacturers instructions. The gable ends are to be insulated with expanded polystyrene (EPS) to match mineral wool depth. EPS to be cut and fit into the truss cavities and tight/flush to wood framing.

- Roof ventilation in accordance with British Columbia Building Code. Louvred vents to be located at gables – refer to architectural drawings. The unobstructed vent area shall not be less than 1/150 of the insulated ceiling area.

- Roof vents are to be by Snowventco.

- Stepped apron flashings to be installed at wall interfaces and extend minimum 5" up the wall and 4" onto the roof shingle. Wall interface detailing to include water diverter flashings in accordance with RCABC details.

- Plumbing vent flashings are to be insulated and to include minimum 4” flange and galvanized steel storm collar sealed to the pipe.
Metal Roof

1. 1x6 wood or ½” thick M2Tech gypsum board with mould resistant joint compound and approved tape. Gypsum board to be primed and painted in accordance with the paint section of this specification.
2. 6mil polyethylene sheet. Joints and transitions sealed with Tremco Acoustical sealant or approved alternate. Seal to wood plates at eaves and base of wall. Seal to studs, headers and sill plates at windows and doors. Poly boots to be installed at ceiling penetrations including recessed light fixtures and mechanical equipment for air/vapour barrier continuity. Poly boots to be sealed or taped to the poly sheet.
3. R-52 mineral wool batt insulation (Rockwool Comfortbatt or approved alternate) installed in two layers at the perimeter and blown-in fiberglass insulation at the remainder. Refer to roof insulation instruction below.
4. Wood trusses – refer to structural.
5. Vent cavity per BCBC 9.19.1
6. ½” plywood sheathing – refer to structural.
7. Titanium PSU30 self-adhered rubberized asphalt sheet underlay, or approved alternate. Installation to be in accordance with manufacturers published instructions.
8. Drainage medium – Enkamat or similar. Alternate; diagonal pressure treated wood strapping.
9. Cascadia SMP galvalume (AZ50) pre-finished metal roofing and flashings. Installation to be in accordance with manufacturers published instructions and RCABC manual of practice (which ever is more stringent).

General Notes:

- Minimum roof slope is 5:12 for profiled metal roof areas.
- Clear-span structural grade trusses are recommended to facilitate future renovation or removal of interior walls.
- Warranty: Metal roofing manufacturer to provide 20-year warranty. Roofing subcontractor to provide minimum 1-year warranty against water leakage.
- The first row of R-22 mineral wool attic insulation shall be placed parallel to truss and to outer edge of top plate. Second row of R-30 mineral wool batt to be placed perpendicular to the first row. Install with joints butted tight, flush and uniform in accordance with manufacturers instructions. The gable ends are to be insulated with expanded polystyrene (EPS) to match mineral wool depth. EPS to be cut and fit into the truss cavities and tight/flush to wood framing.
- Roof accessories to include: gasketed screws (Leland Ind. Master Grippers DT2000 or approved alternate), flanged metal pipe flashings, galvanized steel storm collar, sealant as noted in Joint Sealant specification section.
- Roof ventilation in accordance with British Columbia Building Code. Louvred vents to be located at gables – refer to architectural drawings. The unobstructed vent area shall not be less than 1/150 of the insulated ceiling area.
- Roof vents are to be by Snowventco.
- Flexible boot flashings to be installed at pipe penetrations and bed in sealant. Refer to RCABC installation details.
PVC Framed Windows

1. Windows to be PVC framed. Acceptable manufacturers: Euroline or approved alternate.
2. Refer to architectural drawings for window dimensions, operable vent and fixed lite configurations. Operable vents to be awning type.
3. Operable vents to include locks, solid handles and insect screens.
4. Window performance required by BCBC Table C-4:
   - Design pressure: 960 Pa
   - Performance Grade: PG20
   - Water Resistance Test Pressure: 360Pa
5. Window thermal performance:
   - Max. U-Value, 1.16 W/(m².K)
   - Solar heat gain co-efficient, 0.4.
6. Refer to architectural drawings and the 2019 Building Enclosure Design Guide (BC Housing) for rough opening preparation and installation details. Prepare the rough opening by installing 40mil thick asphaltic self-adhered membrane (Blueskin SA or equivalent) at the sill and base of jambs and wrapping the sheathing membrane (Tyvek or equivalent) into the rough opening at the head and jambs beyond the innermost plane of the window. Refer to joint sealant specification.
7. Warranty: manufacturer to provide 10-year material warranty, 5-year warranty on insulated glazing units (IGU), 2-year warranty on hardware.
8. Windows to include insect screens on all operable vents.
9. Glazing units to be triple glazed, argon filled, with warm edge spacer bars and silicone dual edge seals. Glazing to include a low emissivity coating on the #2 and #5 surfaces.
10. Wood-framed windows are an acceptable alternate provided they meet the project performance requirements.

Fiberglass Framed Windows – Improved Performance

1. Windows to be fiberglass framed. Basis of design: Cascadia Universal Series.
2. Refer to architectural drawings for window dimensions, operable vent and fixed lite configurations. Operable vents to be awning type.
3. Operable vents to include locks, solid handles and insect screens.
4. Window performance required by BCBC Table C-4:
   - Design pressure: 960 Pa
   - Performance Grade: PG20
   - Water Resistance Test Pressure: 360Pa
5. Window thermal performance:
   - Max. U-Value, 0.965 W/(m².K)
   - Solar heat gain co-efficient, 0.37.
6. Refer to architectural drawings and the 2019 Building Enclosure Design Guide (BC Housing) for rough opening preparation and installation details. Prepare the rough opening by installing 40mil thick asphaltic self-adhered membrane (Blueskin SA or equivalent) at the sill and base of jambs and wrapping the sheathing membrane (Tyvek or equivalent) into the rough opening at the head and jambs beyond the innermost plane of the window. Refer to joint sealant specification.
7. Warranty: manufacturer to provide 10-year material warranty, 5-year warranty on insulated glazing units (IGU), and 2-year warranty on hardware.

8. Windows to include insect screens on all operable vents.

9. Glazing units to be triple glazed, argon filled, with warm edge spacer bars and silicone dual edge seals. Glazing to include a low emissivity coating on the #2 and #5 surfaces.

10. Wood-framed windows are an acceptable alternate provided they meet the project performance requirements.

**Side-hinged Exterior Doors**

1. Fiberglass or steel clad wood doors in a wood frame: Masonite Wood-Edge Steel Doors or approved alternate.

2. Doors to include deadbolt locking hardware (Weiser or approved alternate) with three keys. Satin chrome or stain brass finish to be selected by Owners.

3. Doors to include combination screen/storm door with self-closer and Alcan finish.

4. Door performance required by BCBC Table C-4:
   - Design pressure: 960 Pa
   - Performance Grade: PG20
   - Water Resistance Test Pressure: 360Pa

5. Door thermal performance as required by BCBC 9.36.2.7:
   - Max. U-Value, 1.8 W/(m2.K)
   - Min. Energy Rating: 21

6. Refer to architectural drawings and the 2019 Building Enclosure Design Guide (BC Housing) for rough opening preparation and installation details. Prepare the rough opening by installing 40mil thick asphaltic self-adhered membrane (Blueskin SA or equivalent) at the sill and base of jambs and wrapping the sheathing membrane (Tyvek or equivalent) into the rough opening at the head and jambs beyond the innermost plane of the door. Refer to joint sealant specification.

7. Warranty: manufacturer to provide 15-year warranty on material and workmanship.

**Entry Landing**

1. Wood decking. Cedar or pressure treated dimensional lumber, or composite decking.

2. Composite decking taper cut to the sloped structure for a flat and level deck surface. Trex, NuTechWood or equivalent. Ensure fasteners do not penetrate the PVC waterproofing membrane.

3. Fully adhered, single-ply PVC membrane with heat welded lap joints. Tufdek or Dek-Tec Classic or approved equivalent.

4. Plywood per structural. Minimum 5/8” thick tongue and groove (or fully blocked joints).

5. Taper cut (2%) 2x10 wood joist with mineral wool batt to fill cavity.

6. Minimum ½” thick plywood with joints sealed with polyurethane caulk (Tremco Dymonic) or tape (3M 3015 or Siga Wigluv).
Wood Framing

1. Refer to structural drawings for wood framing member dimension, spacing, material and connections.
   The following wood framing basis of design is to be confirmed with the structural consultant:
   - Exterior wall framing to be 2x6" #2 grade SPF or better installed at 16" on center Performance Grade: PG20
   - Floor joists to be 2x10" #2 grade SPF or better installed at 16" on center.
   - Floor sheathing to be 5/8" thick tongue and groove fir plywood installed perpendicular to the joist.
   - Roof trusses to be sloped at 5:12 and designed to BCBC 2018 and minimum 5 kPa (100 lbs per sft).
   - Roof sheathing to be ½" fir exterior grade plywood with H-clips. Refer to structural drawings for attachment.
   - Interior partition walls to be framed with 2x4" SPF wood stud framing at 16" on center.
   - Bathroom service walls to be framed with 2x6" SPF wood studs.
2. Refer to BC Housing Illustrated Guide – Seismic Bracing Requirements.
3. Wood framing to be air or kiln dried and maximum 15% moisture content. Protect wood and ensure moisture
   content is at or below 15% at installation of interior finishes.
4. Wood plates at concrete foundations and slabs to be borate treated to a net retention of 2.7 Kg/m3. Sill gasket to
   be installed between wood plate and concrete – Owens Corning FoamSealR or approved alternate.
5. Install solid wood blocking to support interior fixtures as indicated on the architectural drawings.
6. Door rough openings widths shall be typically 32" (810mm) as shown on architectural drawings.

Wood Fascia and Soffit

1. Wood fascia to be SPF dimensional lumber all sides and cut edges to be primed prior to installation. Fasten with
   hot-dipped galvanized nails.
2. Wood soffit to be nominal 1x6" tongue and groove cedar with alkyd wood stain. Refer to details for screened
   box vents.

Gutters and Rainwater Leaders

1. 5" pre-finished aluminum gutters and rainwater leaders – Kaycan, Gentek or approved alternate.
2. Installation to be in accordance with manufacturer’s published instructions. Seal joints to make watertight.
3. Provide a leaf filter at gutter droppers and cleanouts at the base of each rainwater leader.

Paint

1. The following paint types are to be applied in accordance with the MPI painting manual and the manufactures
   instructions including substrate preparation. Basis of design products are provided in brackets.
   - Exterior painted wood trim and fascia: MPI System EXT 6.3A – G5. Two coats latex (MPI 11 - Cloverdale
     WeatherOne) over alkyd primer (MPI 5 – Cloverdale PrimeSolution).
   - Exterior stained wood: MPI System EXT 6.2L. Two coats transparent/semi-transparent stain (MPI 13 – Benjamin
     Moore Arborcoat Exterior Oil Stain Translucent).
   - Interior gypsum wall board: MPI System INT 9.2A – G3. Two coats interior acrylic latex (MPI 52 - Cloverdale
     Premium Classic) over latex primer/sealer (MPI 50 – Cloverdale Premium Classic).
   - Interior wood trim: MPI System INT 6.3T – G5. Two coats interior latex (MPI 54 - Cloverdale Premium Classic)
     over latex primer (MPI 39 - Cloverdale PrimeSolution).
2. Paint to be applied by brush or roller only.
WEST COAST BUILDING STANDARD

Joint Sealant
1. Exterior painted joints: single component polyurethane – Masterseal NP100, Tremco Dymonic 100 or equivalent.
2. Exterior joints (non-paintable): single component neutral cure silicone – Tremco Spectrem 2 or equivalent.
3. Window and door interior perimeter seal: Thermoplastic – Tremco 830, DowSil 758 or equivalent.
4. Interior finish accessory sealant (painted): single component acrylic – DAP or equivalent.
5. Poly vapour barrier accessory sealant at lap joints and transitions: Tremco Acoustical Sealant or equivalent.

Interior Finishes
1. Interior gypsum board to be installed at walls - ½” thick M2Tech gypsum board with mould resistant joint compound and tape. Gypsum board to be primed and painted as noted in Paint specification section.
2. Cedar strips to be located at inside corners at walls and ceilings as shown on the architectural drawings.
3. Interior wood trim and ceiling finish to be primed softwood lumber with a moisture content of 15% or less fastened with steel brad nails. Refer to architectural drawings for locations, extent and profile of interior wood trims. Mitre joints to be adhered with polyvinyl acetate (PVA) adhesive or approved alternate. Nail heads to be filled and joints caulked with paintable acrylic caulking as noted in Joint Sealant specification section.
4. Vinyl and hardwood flooring to be installed as shown on the architectural drawings. Vinyl flooring in bathrooms to extend minimum 4” up the interior wall.

Interior Doors
1. Interior doors to be 32” (810mm) solid wood, pre-hung, primed wood doors in a wood frame.
2. Door style, finish, glazing and configuration to be selected by the Owners. Transom type doors, typical.
3. Lock sets to be Weiser A101 (lever type) for passage doors and Weiser A301 for privacy doors.
4. All doors to include stops and wooden panels to prevent wall damage.
5. Bedroom doors are to be louvred at the lower level.

Heating and Ventilation
1. Refer to building specific mechanical drawings and energy model documentation, as applicable.
2. Design, installation and commissioning of ventilation, heating and/or cooling systems is to be guided by the standards set by industry organizations such as TECA (http://teca.ca) or HRAI (http://hrai.ca). In-class training and certification through simple workshops are available.
3. Load Calculations are to be performed to determine the heat loss and gain of the building and size ducting capacity appropriately. Load calculation methodology is to adhere to CSA F280-12 standard. Software and technical support for this method can be obtained through the industry organization TECA with the following link: https://www.teca.ca/products/quality-first-companion-software/quality-first-heat-loss-heat-gain. Any equipment with performance equivalents is acceptable, provided that heating/cooling capacities match load requirements at design conditions and fan speeds are compatible.
4. Space Heating System: Single-family one, two and three bedroom units are to be heated with a Thermolec FER 12-6-240/1 electric furnace (or equivalent), controlled by a single-zone programmable thermostat. Triplex suites are to be heated with electric baseboards.
5. Heat pumps for space heating & cooling with improved energy efficiency of 50% or more in operating costs:
Mitsubishi SEZ-KD184A4 (indoor unit) and SUZ-KA18NAH2 (outdoor unit) at single-family one, two and three
bedroom units, Mitsubishi MSZ-GE12NA-8 (ductless split indoor unit) and MUZ-GE12NAH2 (outdoor unit) at one
bedroom units within the triplex building. Again, equivalent alternative equipment is acceptable provided that heat
pump capacity at design conditions meets the peak load requirements.
6. Ventilation: Single-family one, two and three bedroom units shall comply with BCBC 9.32.3.4 (3) & (4) for
centrally ducted HRV integrated with forced air heating system and are to be ventilated with Venmar K7 heat
recovery ventilators. One bedroom units within triplex building to have passive ventilation: i.e. per BCBC 9.32.3.4
(6), “Small Dwelling Unit with Non-Forced Air Heated Dwellings in Mild Coastal and Moderate Interior Climates”.
Will consists of a continuously running principal fan (bath fan), and 4 sq. inch openings to occupied rooms at
minimum of 6’ above floor. Principal ventilating fan to be provided by Panasonic FV-05VQ5 (or equivalent).
7. Wall-mounted vent hoods are to be PrimexVents WCX Series Wall Cap or approved equivalent.
8. Aluminum gable vent is to be Air Conditioning Products Co. (ACP) extruded aluminum drainable blade stationary
louver model DFL or equivalent.
9. Refer to mechanical drawings for duct design guideline.
   a. All duct and piping to be sealed at every joint, longitudinal and transverse seam.
   b. All duct and piping sealing to be performed with duct mastic and/or non-reinforced aluminum tape.
   c. Any ducting and pipe penetrating the building envelope to be insulated with duct wrap at minimum thermal
      value of R-3.1 (hr·ft²·°F/ BTU) or use insulated flex at a diameter one size larger than the equivalent rigid
      pipe size.
   d. Any ducting and pipe installed outside of the building envelope in an unconditioned space (such as attic,
      within an exterior wall), shall be insulated at a minimum thermal value equal to the required effective R-Value
      of above grade walls (Eff. R-16.9.1 hr·ft²·°F/ BTU for Climate Zone #5).
   e. Any use of flexible pipe must be sized one diameter larger than the equivalent required rigid pipe. Care must
      be taken to fully stretch piping and avoid creating ‘pinch’ points due to sharp turns or poor fastening.
   f. All duct branch runs shall have simple volume balancing dampers at the point of take-off from supply trunks.
   g. All duct and pipe shall not be less than 30 gauge.
10. System Commissioning: Thorough commissioning before occupancy shall include:
   a. Verify all system components are installed and completed.
   b. All manuals, specification sheets, warranty documents, and maintenance schedules combined into a single
      binder or envelope.
   c. All ducting and pipe have been cleared of any construction dust or debris.
   d. All manufacturers’ ‘Start-up’ procedures are followed and recorded.
   e. Provide two years of air filter replacements (typically 5 extra filters) for ease of basic furnace maintenance.
   f. Measure and balance air flow throughout the system supply registers and return grilles
   g. Measure and record furnace temperature rise and total external static pressure (ESP).
   h. Perform a ‘walk-though’ with the homeowner to understand the system, thermostat control, and particularly
      HRV & Furnace filter change procedures and requirements.

Plumbing and Drainage
1. Refer to building specific geotechnical report and mechanical drawings, as applicable.
2. Perimeter drains to be 6” diameter perforated PVC with minimum 0.5% slope and cast iron cleanouts at each
change in direction as shown on the mechanical drawings.
3. All domestic water piping is to be polyethylene-cross (PEX) as shown on the mechanical drawings.
4. Domestic hot water tanks are to be Rheem Pro+50 T2 RH95EC1 (or equivalent) and to include a drip pan connected
to the nearest drain.
5. Back-flow preventers to be Watts Regulator Series #757OSY Double Check Valve Assembly (or equivalent).
Electrical
1. Contractor to supply and install all electrical wiring and fixtures as shown on plans and connection to BC Hydro including payment of connection fees and expenses.
2. Refer to architectural and/or electrical plans for fixture type and locations.
3. Electrical wiring to be 12 – 25 gauge copper. Home runs to have no more than six (6) fixtures per line.
4. Electrical service to be 200 amp.
5. Interior and exterior lighting to be LED type.
6. Supply and install two (2) 110V hardwired smoke alarms at each unit.
7. Refer to architectural drawings and the 2019 Building Enclosure Design Guide (BC Housing) for building enclosure installation details.
8. Electrical outlets on the exterior wall shall be enclosed in poly boxes at the interior and sealed airtight.

Concrete
1. Refer to structural drawings for concrete strength, and reinforcement location, size, spacing and layout.
2. Concrete to be vibrated to ensure good consolidation as required by the structural consultant.
3. Refer to geotechnical for sub-grade bearing and requirements.

Options to reduce carbon foot print.

The booklet and the use of materials to reduce the carbon footprint is an option, the concrete can be fly-ash and /or slag.

The interior flooring can be linoleum in the cultural spaces, kitchen, bathroom and bedrooms.

The application process for attic insulation can be adjusted to have roxall placed on the perimeter of building, it shall be placed from outside edge of the building to 4 ft inwards and inside can be filled with cellulose to same R value of perimeter.

1- Mineral wool only at R52: 1486 kg Co2e
2- Mineral wool and loose fill cellulose at R52 : -266 kg Co2e (that means carbon is stored)
Those emissions represent the product stage of a LCA (cradle to gate) so it doesn’t include transportation to site emissions, construction, replacement or end of life.

The styro-foam insulation beneath concrete slab can be replaced with a dense product with smaller carbon foot print.

*Foam Glass Gravel offers the physical properties of glass in a lightweight and load-bearing aggregate. With Thermal insulation of R1.7 per compacted inch and compressive strength of 116psi, foam glass gravel is ideal for multiple applications in the construction industry.*
Building Enclosure Details & Guide

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| W1        | ![ICF Wall Assembly below and above Grade](image) | **ICF Wall Assembly below and above Grade**  
- Pressure treated plywood protection layer (above grade) / Free draining gravel fill or soil (below grade)  
- Drain mat  
- Below grade waterproofing membrane *(Air Barrier/Water Resistive Barrier)*  
- Insulated concrete form (ICF) block with reinforced concrete core, refer to structural  
- ½” interior, mould resistant gypsum wall board |
| W1a       | ![ICF Wall Assembly similar to W1 except](image) | **ICF Wall Assembly similar to W1 except**  
- ½” pressure treated plywood instead of gypsum wall board at interior face |
| W2        | ![Wall Assembly at Cedar Siding](image) | **Wall Assembly at Cedar Siding**  
- 1x6 horizontal tongue and groove cedar siding, stained at all sides  
- ½”x2” wide pressure treated plywood strapping at 16” o/c  
- Vapour-permeable sheathing membrane *(Air Barrier/Water Resistive Barrier)*  
- ½” exterior fir plywood sheathing, refer to structural  
- 2x6 SPF (#2 or better) wood stud framing @ 16” o/c, refer to structural  
- R-24 (nominal) mineral wool batt insulation  
- 6mil Polyethylene air/vapour control layer *(Vapour Barrier/Air Barrier)*. Joints and transitions to be sealed with acoustical sealant.  
- ½” interior, mould resistant gypsum wall board |
| W3        | ![Wall Assembly at Fibre Cement Siding](image) | **Wall Assembly at Fibre Cement Siding**  
- Fibre cement lap siding  
- ½”x2” wide pressure treated plywood strapping at 16” o/c  
- Vapour-permeable sheathing membrane *(Air Barrier/Water Resistive Barrier)*  
- ½” exterior fir plywood sheathing, refer to structural  
- 2x6 SPF (#2 or better) wood stud framing @ 16” o/c, refer to structural  
- R-24 (nominal) mineral wool batt insulation  
- 6mil Polyethylene air/vapour control layer *(Vapour Barrier/Air Barrier)*. Joints and transitions to be sealed with acoustical sealant.  
- ½” interior, mould resistant gypsum wall board |
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| F1        | Crawl Space     | Floor Assembly at Crawl Space  
  - 4" Concrete floor slab, refer to structural  
  - Polyethylene vapour control layer. Joints, transitions and terminations sealed with tape.  
  - 4" (R20) Extruded polystyrene insulation  
    (2 - 2" layers with joints offset minimum 12")  
  - Minimum 4" clean granular fill per BCBC 9.14.4.3  
  - Compacted gravel base per geotechnical |
| F2        | Exterior Landing| Floor Assembly at Semi Conditioned Crawl Space  
  - Exterior deck boards on composite tapers. Note: Fasteners shall not puncture or penetrate vinyl membrane at any location.  
  - Vinyl membrane  
  - 5/8" (minimum) untreated plywood deck sheathing  
  - Taper cut 2x10 wood joists @ 16" o/c  
  - Fill void with mineral wool insulation.  
  - 1/2" pressure treated plywood sheathing with taped joints  
    (Vapour Barrier/Air Barrier). |
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</table>
| R1        | Exterior Roof    | **Roof Assembly at Asphalt Shingle Roof**  
  - Laminated, fiberglass asphalt roof shingle  
  - Self-adhesive asphalt sheet eave protection membrane to be installed at eaves and valleys. Eave protection to extend minimum 36” and no less than 12” inside the inner face of exterior wall as required by BCBC 9.26.5.  
  - Roof underlayment to lap onto eave protection  
  - 3/8” Plywood sheathing, refer to structural  
  - Wood trusses, refer to structural  
  - R52 Mineral wool batt insulation from outer wall perimeter above ceiling installed with staggered joints in batts and cross laid.  
  - Blown-in insulation at remaining ceiling area in roof space.  
  - 6mil Polyethylene air/vapour control layer (*Vapour Barrier/Air Barrier*). Joints and transitions to be sealed with acoustical sealant.  
  - 1x6 wood ceiling, refer to architectural. |
| R2        | Exterior Roof    | **Roof Assembly at Metal Roof**  
  - Pre-finished metal roofing and flashings  
  - Drainage mat  
  - Self-adhesive rubberized asphalt sheet underlay  
  - 3/8” Plywood sheathing, refer to structural  
  - Wood trusses, refer to structural  
  - R52 Mineral wool batt insulation from outer wall perimeter above ceiling installed with staggered joints in batts and cross laid.  
  - Blown-in insulation at remaining ceiling area in roof space.  
  - 6mil Polyethylene air/vapour control layer (*Vapour Barrier/Air Barrier*). Joints and transitions to be sealed with acoustical sealant.  
  - 1x6 wood ceiling, refer to architectural. |
**LEGEND**

1. **F1** - Floor assembly
   - 4” Concrete floor slab, refer to structural
   - Polyethylene vapour control layer. Joints, transitions and terminations sealed with tape (Air Barrier/Water Resistive Barrier)
   - 4” (R20) Extruded polystyrene insulation
     - 2 - 2” layers with joints offset minimum 12”
   - Minimum 4” clean granular fill per BCBC 9.14.4.3
   - Compacted gravel base per geotechnical
3. Tape (Air Barrier/Water Resistive Barrier)
4. Polyethylene vapour control layer (Air Barrier/Water Resistive Barrier)
5. Protection board
7. Composite drain mat with integrated filter fabric
8. Filter fabric
9. Free draining fill
10. Perforated perimeter drain pipe
11. **W1** - Wall assembly
    - Pressure treated plywood (above grade) / free draining fill/soil (below grade)
    - Drain mat
    - Below grade waterproofing membrane (Air Barrier/Water Resistive Barrier)
    - Insulated concrete form (ICF) block, refer to structural
    - ½” interior, mould resistant gypsum wall board

---

**SLAB ON GRADE AT FOUNDATION WALL - SECTION | D1.01**

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE

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**CLADDING TRANSITION AT GRADE - SECTION | D1.02a**

(BATT INSULATION AT FLOOR)  

WEST COAST BUILDING STANDARD  
BUILDING ENCLOSURE DETAILS & GUIDE

---

**LEGEND**

1. **W2 - Wall assembly**
   - 1x6 horizontal cedar siding
   - ½" x 2" pressure treated plywood strapping at 16" o/c
   - Vapour-permeable sheathing membrane (Air Barrier/Water Resistive Barrier)
   - ½" exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16" o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer (Vapour Barrier/Air Barrier), sealed at all joints
   - ½" interior, mould resistant gypsum wall board

2. Sealant
3. Insect Screen
4. Pre-finished metal flashing

6. Mineral wool batt insulation
7. 6mil Polyethylene air/vapour control layer (Vapour Barrier/Air Barrier), sealed at all joints.
8. 2x10 pressure treated base plate
10. 2x10 Wood trim
11. Foam gasket

12. **W1 - Wall assembly**
   - Pressure treated plywood (above grade) / free draining fill/soil (below grade)
   - Drain mat
   - Below grade waterproofing membrane (Air Barrier/Water Resistive Barrier)
   - Insulated concrete form (ICF) block, refer to structural
   - ½" interior, mould resistant gypsum wall board

---

Building Enclosure Details & Guide
LEGEND

1. **W2** - Wall assembly
   - 1x6 horizontal cedar siding
   - 1/2"x2" pressure treated plywood strapping at 16" o/c
   - Vapour-permeable sheathing membrane
     (Air Barrier/Water Resistive Barrier)
   - 1/2" exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16" o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer
     (Vapour Barrier/Air Barrier), sealed at all joints
   - 1/2" interior, mould resistant gypsum wall board

2. Pre-finished metal flashing
3. Intermittent area soffit vent
4. Self adhesive membrane
5. 2x4 soffit framing
6. Cedar Soffit
7. Vapour-permeable sheathing membrane, taped
   (Air Barrier)
8. Continuous tape (Air Barrier)
9. Tape across each framing joints (Air Barrier)
10. R52 Mineral wool batt insulation, 2 layers with
    staggered joints in batts and cross laid
11. 2" semi-rigid mineral wool insulation
12. Self adhesive eave protection extending minimum
    12" beyond interior face of exterior wall
13. Asphalt roofing shingles
14. Plywood and 2x2x16" framing vent betw. trusses
15. Roof underlayment lapped onto eave protection
16. 1x4 interior wood trim
17. Insect screen

WALL & ROOF INTERFACE | D1.03
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
LEGEND

1. W2 - Wall assembly
   - 1x6 horizontal cedar siding
   - 3/4” x 2” pressure treated plywood strapping at 16” o/c
   - Vapour-permeable sheathing membrane (Air Barrier/Water Resistive Barrier)
   - 3/4” exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16” o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer (Air Barrier/Air Barrier), sealed at all joints
   - 1/2” interior, mould resistant gypsum wall board


3. 1/2” plywood sheathing

4. Tape (Air Barrier/Water Resistive Barrier)

5. Vinyl membrane

6. Composite sleepers, taper cut to match deck slope. Do not fasten through or damage vinyl membrane.

7. Taper cut 2x10 edge joist, refer to structural

8. Insulated concrete form (ICF) block, refer to structural

9. F2 - Floor assembly
   - Exterior deck boards on composite sleepers
   - Vinyl membrane
   - 5/8” (minimum) untreated plywood deck sheathing
   - Taper cut 2x10 wood joists @ 16” o/c
   - Fill void with mineral wool insulation.
   - 1/2” pressure treated plywood sheathing with taped joints

BASE OF WALL AT LANDING - SECTION  |  D1.04
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
LEGEND

1. F2 - Floor assembly
   - Exterior deck boards on composite sleepers
   - Vinyl membrane
   - ⅝" (minimum) untreated plywood deck sheathing
   - Taper cut 2x10 wood joists @ 16" o/c
   - Fill void with mineral wool insulation.
   - 1/2" pressure treated plywood sheathing with taped joints

2. Composite sleepers, taper cut to match deck slope.
   Do not fasten through or damage vinyl membrane.

3. Route edge plywood sheathing to receive flashing

4. Vinyl coated drip edge flashing

5. Vinyl membrane

6. Vapour-permeable sheathing membrane
   (Water Resistive Barrier)

7. ½"x2 pressure treated plywood strapping at 16" on centre with insect screen at top and bottom

8. 1x wood trim, tapered to suit

9. Guardrail, refer to architectural

10. Refer to Cladding Transition at Grade detail D1.02

11. W1a - Wall assembly
    - Pressure treated plywood (above grade) / free draining fill/soil (below grade)
    - Drain mat
    - Below grade waterproofing membrane (Air Barrier/Water Resistive Barrier)
    - Insulated concrete form (ICF) block, refer to structural
    - ½" Pressure treated plywood

EDGE OF LANDING AT CRAWLSPACE - SECTION  | D1.05
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
**LEGEND**

1. W2 - Wall assembly
   - 1x6 horizontal cedar siding
   - 3/4" x 2" pressure treated plywood strapping at 16" o/c
   - Vapour-permeable sheathing membrane (Air Barrier/Water Resistive Barrier)
   - 3/8" exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16" o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer (Vapour Barrier/Air Barrier), sealed at all joints
   - 3/8" interior, mould resistant gypsum wall board

2. 3/4" x 3" pressure treated plywood strapping at corner

3. 1x4 Cedar trim with grooved back for drainage

4. 1x6 Cedar trim with grooved back for drainage at prevailing wind side

5. 1x4 Interior wood trim, refer to architectural

6. Wood strapping to match drywall thickness for attachment of wood trim

7. 3/4" x 3" pressure treated plywood strapping at corner

---

**OUTSIDE CORNER AT CLADDING | D1.06**

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
LEGEND

1. **W2** - Wall assembly
   - 1x6 horizontal cedar siding
   - ½"x2" pressure treated plywood strapping at 16" o/c
   - Vapour-permeable sheathing membrane
     - (Air Barrier/Water Resilive Barrier)
   - ¾" exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16" o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer
     - (Vapour Barrier/Air Barrier), sealed at all joints
   - ⅝" interior, mould resistant gypsum wall board

2. ¾" x 3" pressure treated plywood strapping
3. 1x4 Cedar trim with grooved back for drainage
4. Wood strapping to match drywall thickness
   for attachment of wood trim
5. 1x4 Interior wood trim, refer to architectural
6. ½" x 3" pressure treated plywood strapping
   at corner

Inside Corner at Cladding | D1.07
---------------------------
West Coast Building Standard
Building Enclosure Details & Guide
LEGEND

1. **W2** - Wall assembly
   - 1x6 horizontal cedar siding
   - ½”x2” pressure treated plywood strapping at 16” o/c
   - Vapour-permeable sheathing membrane
     (Air Barrier/Water Resistive Barrier)
   - ½” exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16” o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer
     (Vapour Barrier/Air Barrier), sealed at all joints
   - ½” interior, mould resistant gypsum wall board

2. Interior wood trim at window sill

3. Continuous sealant (Air Barrier)

4. Sill angle with cover cap

5. Intermittent plastic shims per window manufacturer

6. Continuous sealant

7. Insect screen

8. Pre-finished metal flashing

9. 1x4 Cedar trim

10. Self adhesive membrane
    (Air Barrier/Water Resistive Barrier)

11. Vapour-permeable sheathing membrane
    (Air Barrier/Water Resistive Barrier)
LEGEND

1. **W2** - Wall assembly
   - 1x6 horizontal cedar siding
   - ½"x2" pressure treated plywood strapping at 16° o/c
   - Vapour-permeable sheathing membrane
     (Air Barrier/Water Resistive Barrier)
   - ½" exterior firs plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16° o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer
     (Vapour Barrier/Air Barrier), sealed at all joints
   - ½" interior, mould resistant gypsum wall board

2. Interior wood trim at window sill

3. Continuous backer rod and sealant (Air Barrier)

4. Intermittent plastic shims per window manufacturer

5. Sill flange with ½" Ø weep holes at jambs and approximately 18° on centre

6. Continuous sealant

7. Insect screen

8. Pre-finished metal flashing

9. 1x4 Cedar trim

10. Self adhesive membrane
    (Air Barrier/Water Resistive Barrier)

11. Vapour-permeable sheathing membrane
    (Air Barrier/Water Resistive Barrier)

**WINDOW SILL WITH NO BACK DAM ANGLE - SECTION | D6.01a**

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
**LEGEND**

1. **W2** - Wall assembly
   - 1x6 horizontal cedar siding
   - ½” x 2” pressure treated plywood strapping at 16” o/c
   - Vapour-permeable sheathing membrane
     (Air Barrier/Water Resistive Barrier)
   - ½” exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16" o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer
     (Vapour Barrier/Air Barrier), sealed at all joints
   - ½” interior, mould resistant gypsum wall board

2. Vapour-permeable sheathing membrane
   (Air Barrier/Water Resistive Barrier)

3. Tape (Air Barrier/Water Resistive Barrier)

4. ¾” x 3” p.t. plywood strapping

5. 1x4 Cedar trim

6. Pre-finished metal closure flashing

7. Sealant

8. Mineral wool insulation


10. Triple glazed fibreglass window

11. Pre-finished metal sill flashing below

12. Interior wood trim

---

**WINDOW JAMB - PLAN VIEW | D6.02**

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
WEST COAST BUILDING STANDARD

LEGEND

1  W2 - Wall assembly
   - 1x6 horizontal cedar siding
   - 1/2” x 2” pressure treated plywood strapping at 16” o/c
   - Vapour-permeable sheathing membrane
     (Air Barrier/Water Resistive Barrier)
   - 1/2” exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16” o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer
     (Vapour Barrier/Air Barrier), sealed at all joints
   - 1/2” interior, mould resistant gypsum wall board

2  Refer to roof overhang detail D1.03

3  Vapour-permeable sheathing membrane starter strip
   (Air Barrier/Water Resistive Barrier)

4  Tape

5  Insect screen at top & bottom

6  1x4 Cedar trim, sloped at top & bottom

7  Pre-finished metal head flashing

8  Window retainer clip

9  Mineral wool insulation

10  Triple glazed fibreglass window

11  Interior wood trim

12  Backer rod & sealant (Air Barrier)

WINDOW HEAD - SECTION | D6.03
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
### LEGEND

1. **F2 - Floor assembly**
   - Exterior deck boards on composite sleepers
   - Vinyl membrane
   - 5/8" (minimum) untreated plywood deck sheathing
   - Taper cut 2x10 wood joists @ 16" o/c
   - Fill void with mineral wool insulation.
   - 1/2" pressure treated plywood sheathing with taped joints

2. Jamb flashing beyond

3. Fibre glass swing door with wood frame

4. Low profile door threshold embedded

5. Continuous sealant

6. Pre-finished metal flashing with end dams

7. Vinyl membrane to extend 6" up jambs (shown with dashed X)

8. Interior wood trim beyond

9. Intermittent 1/8" shims

10. Backer rod and sealant
    (Air Barrier/Water Resistive Barrier)

11. Refer to Base of Wall at Landing detail D1.04

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**ENTRY DOOR SILL - SECTION | D6.04**

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
LEGEND

1. **W2** - Wall assembly
   - 1x6 horizontal cedar siding
   - 7/32"x2" pressure treated plywood strapping at 16" o/c
   - Vapour-permeable sheathing membrane (Air Barrier/Water Resistive Barrier)
   - 1/2" exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16" o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer (Vapour Barrier/Air Barrier), sealed at all joints
   - 3/4" interior, mould resistant gypsum wall board


3. Tape (Air Barrier/Water Resistive Barrier)

4. 3/8"x3" p.t. plywood strapping


6. 1x4 Cedar trim

7. Pre-finished metal closure flashing

8. Mineral wool insulation

9. Fibre glass swing door with wood frame

10. Low profile door threshold below

11. Interior wood trim

12. Backer rod & sealant

ENTRY DOOR JAMB - PLAN VIEW | D6.05
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
LEGEND

1. **W2** - Wall assembly
   - 1x6 horizontal cedar siding
   - ½”x2” pressure treated plywood strapping at 16” o/c
   - Vapour-permeable sheathing membrane
     (Air Barrier/Water Resistant Barrier)
   - ½” exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16” o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer
     (Vapour Barrier/Air Barrier), sealed at all joints
   - ½” interior, mould resistant gypsum wall board

2. Refer to roof overhang detail D1.03

3. Vapour-permeable sheathing membrane
   (Air Barrier/Water Resistant Barrier)

4. Tape

5. Insect screen at top & bottom

6. 1x4 Cedar trim, sloped at top & bottom

7. Pre-finished metal head flashing

8. Backer rod & sealant
   (Air Barrier/Water Resistant Barrier)

9. Fibre glass swing door with wood frame

10. Interior wood trim

11. Backer rod & sealant

12. Mineral wool insulation
LEGEND

1. **F1** - Floor assembly
   - 4" Concrete floor slab, refer to structural
   - Polyethylene vapour control layer. Joints, transitions and terminations sealed with tape (Air Barrier/Water Resistive Barrier)
   - 4" (R20) Extruded polystyrene insulation (2 - 2" layers with joints offset minimum 12")
   - Minimum 4" clean granular fill per BCBC 9.14.4.3
   - Compacted gravel base per geotechnical

2. Capped radon vent pipe rough-in

3. Continuous sealant all around pipe (Air Barrier/Water Resistive Barrier)

4. Tape all around (Air Barrier/Water Resistive Barrier)

5. Polyethylene vapour control layer sealed with taped joints (Air Barrier/Water Resistive Barrier)

6. Perforated pipe system

**RADON VENT PIPE ROUGH IN AT SLAB - SECTION | D7.01**
**LEGEND**

1. **W1** - Wall assembly
   - Pressure treated plywood (above grade) / free draining fill/soil (below grade)
   - Drain mat
   - Below grade waterproofing membrane
     - (Air Barrier/Water Resistive Barrier)
   - Insulated concrete form (ICF) block, refer to structural
   - ½" interior, mould resistant gypsum wall board
2. Cast in place PVC pipe to form knockout for pipe run
3. Infill void with min. 2" sprayfoam insulation all around pipe, form smooth finish at wall face
   - (Air Barrier)
4. Drain mat
5. Below grade waterproofing tight to pipe
   - (Air Barrier/Water Resistive Barrier)
6. Continuous sealant all around pipe
   - (Air Barrier/Water Resistive Barrier)
7. Pipe

**PIPE PENETRATION AT WALL BELOW GRADE | D7.02**

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
LEGEND

1 W2 - Wall assembly
   - 1x6 horizontal cedar siding
   - \( \frac{1}{2} \times 2 \)" pressure treated plywood strapping at 16" o/c
   - Vapour-permeable sheathing membrane
     (Air Barrier/Water Resistive Barrier)
   - \( \frac{1}{2} \)" exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16" o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer
     (Vapour Barrier/Air Barrier), sealed at all joints
   - \( \frac{1}{2} \)" interior, mould resistant gypsum wall board

2 Sealant at top, sides and at cut of self adhered membrane

3 Self adhesive membrane with sloped top edge

4 Pre-finished metal flashing with end dams

5 Continuous sealant all around pipe
   (Air Barrier/Water Resistive Barrier)

6 Frost-free hose bib, slope to exterior

7 Pressure treated plywood strapping to match
   wood siding thickness

8 Wood trim lapped over siding at bottom and sides

WALL PENETRATION AT HOSE BIB - SECTION | D7.03
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
LEGEND

1. W2 - Wall assembly
   - 1x6 horizontal cedar siding
   - ½"x2" pressure treated plywood strapping at 16" o/c
   - Vapour-permeable sheathing membrane
     (Air Barrier/Water Resistive Barrier)
   - ½" exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16" o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer
     (Vapour Barrier/Air Barrier), sealed at all joints
   - ½" interior, mould resistant gypsum wall board

2. Tape (Air Barrier/Water Resistive Barrier)

3. EPDM membrane with tight, stretch and friction fit
   around duct (Air Barrier/Water Resistive Barrier)

4. Insect screen

5. Pre-finished metal flashing with end dams

6. Vent hood

7. Continuous sealant all around
   (Air Barrier/Water Resistive Barrier)

8. Continuous sealant at sides of vent hood to
   edge of cladding

9. 6mil Polyethylene air/vapour control layer
   (Vapour Barrier/Air Barrier), sealed to duct all around

10. Duct end sloped down to exterior

WALL PENETRATION AT VENT WITH EPDM - SECTION | D7.04

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
LEGEND

1  W2 - Wall assembly
   - 1x6 horizontal cedar siding
   - ½" x 2" pressure treated plywood strapping at 16" o/c
   - Vapour-permeable sheathing membrane (Air Barrier/Water Resitive Barrier)
   - ½" exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16" o/c, refer to structural
   - R-24 (nominal) mineral wool batt insulation
   - 6mil Polyethylene air/vapour control layer (Vapour Barrier/Air Barrier), sealed at all joints
   - ½" interior, mould resistant gypsum wall board

2  Vapour-permeable sheathing membrane (Air Barrier/Water Resitive Barrier)

3  Sealant at top and sides of self adhesive membrane

4  Self adhesive membrane with sloped top edge (Air Barrier/Water Resitive Barrier)

5  Pre-finished metal flashing with end dams & end closures

6  Continuous sealant at all sides

7  Electrical cable sealed all around

8  Exterior grade electrical outlet

9  Continuous sealant all around (Air Barrier/Water Resitive Barrier)

10 Wood trim lapped over siding at bottom and sides

11  ¾" pressure treated plywood strapping to suit
**LEGEND**

1. **W3** - Wall assembly at roof gable
   - 1x6 horizontal cedar siding, stained at all sides
   - 3/4"x2" p.t. plywood strapping at 16" o/c
   - Vapour-permeable sheathing membrane *(Air Barrier/Water Resistant Barrier)*
   - 1/2" exterior fir plywood sheathing, refer to structural
   - 2x6 wood stud framing @ 16" o/c, refer to structural
   - R52 mineral wool batt insulation, per assembly schedules R1 and R2 on detail D0.04

2. Tape
3. Insect screen
4. Pre-finished metal head flashing with end dams and end closures
5. Continuous blocking to suit
6. Vapour-permeable sheathing membrane
7. Backer rod and sealant
8. Aluminum louvered vent
9. Continuous sealant
10. Intermittent high density shims
11. Self adhesive membrane
12. 1" aluminum angle
13. 4" Expanded polystyrene insulation (EPS) to match roof insulation height (at gable only).
14. 3/4" Foam tape

**SECTION VIEW**

**PARTIAL PLAN VIEW AT JAMB**

**LOUVRED VENT AT GABLE | D7.06**

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
LEGEND

1. **R2** - Roof assembly
   - Pre-finished metal roofing and flashings.
   - Drainage mat
   - Self-adhesive rubberized asphalt sheet underlay
   - 0.5" Plywood sheathing
   - Wood trusses, refer to structural
     (full assembly not shown, refer to assembly schedule)

2. Pre-finished metal

3. Continuous metal insect screen

4. Pre-finished metal ridge cap flashing

5. Continuous sealant

RIDGE VENT AT METAL ROOF - SECTION | D7.07
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
LEGEND

1 R1 - Roof assembly
   • Laminated, fiberglass asphalt roof shingle
   • Roof underlayment or self-adhesive asphalt sheet
   • Eave protection
   • 3/8" Plywood sheathing
   • Wood trusses, refer to structural
   (full assembly not shown, refer to assembly schedule)

2 Roof underlayment

3 Horseshoe shaped self-adhesive asphalt membrane lapped over top and sides of vent flanges

4 Roof vent with integrated stainless steel filter collar
LEGEND

1. **R1** - Ceiling assembly below attic
   - Full roof assembly R1 not shown, refer to assembly schedule
   - Wood trusses, refer to structural
   - R52 Mineral wool batt insulation from outer wall perimeter above ceiling installed with staggered joints in batts and cross laid.
   - Blown-in insulation at remaining ceiling area in roof space.
   - 6mil Polyethylene air/vapour control layer (Vapour Barrier/Air Barrier). Joints and transitions to be sealed with acoustical sealant.
   - 1x6 wood ceiling, refer to architectural.

2. Wood truss

3. Mineral wool or blown-in insulation, refer to note no. 1

4. 1/2" plywood box with taped joints (Vapour Barrier/Air Barrier)

5. Tape across each plywood joints (Vapour Barrier/Air Barrier)

6. Sealant around cable penetration

7. Recessed light fixture, refer to architectural

8. Sealant

9. 6mil Polyethylene air/vapour control layer (Vapour Barrier/Air Barrier), sealed at all joints

10. 1x6 wood ceiling, refer to architectural.

**SECTION VIEW**

**RECESSED CEILING LIGHT FIXTURE | D7.09**
WOOD FRAMED ROUGH OPENING

NOTE:
FRAMING SHOWN FOR CONCEPTUAL PURPOSES ONLY AND MAY NOT REFLECT ACTUAL FRAMING CONDITION

ROUGH OPENING | SEQ-0
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
INSTALL 12" MIN. PRESTRIP OF SHEATHING MEMBRANE; TO ALLOW FOR 6" MIN. LAP WITH FIELD MEMBRANE

INSTALL 1"X1" ALUMINUM SILL ANGLE (OPTIONAL)

REFER TO THE SHEATHING MEMBRANE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS

SHEATHING MEMBRANE
PRE-STRIP AT SILL | SEQ-1

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
INSTALL SELF ADHERED MEMBRANE GUSSET (FOLD, DO NOT STRETCH)

CUT & FOLD AS SHOWN ABOVE

APPLY PRIMER AT CORNERS AND INSTALL MEMBRANE GUSSETS

GUSSET AT SILL CORNERS | SEQ-2
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
EXTEND SELF ADHERED MEMBRANE UP ONTO JAMB WITH BREAD-PAN FOLD AGAINST METAL ANGLE

INSTALL SELF ADHERED SILL MEMBRANE, EXTEND MEMBRANE OVER METAL ANGLE.

ALTERNATE WITHOUT ANGLE: EXTEND SILL AND JAMB MEMBRANE MIN. 2" PAST INSIDE EDGE OF WINDOW FRAME

APPLY PRIMER AND INSTALL MEMBRANE AT SILL

MEMBRANE TO EXTEND MIN. 2" UP THE BASE OF JAMBS
INSTALL SHEATHING MEMBRANE AT WINDOW HEAD CORNERS AND FOLD INTO ROUGH OPENING

INSTALL SELF ADHERED JAMB MEMBRANE

PRIME SURFACES AT BASE OF JAMBS AND INSTALL JAMB MEMBRANE

SHEATHING MEMBRANE
CORNER PRE-STRIP AT HEAD SEQ-4

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
INSTALL SHEATHING MEMBRANE AT WINDOW JAMBS EXTENDING MINIMUM 1/2" BEYOND WINDOW FRAME

TAPE JOINTS

SHINGLE SHEATHING MEMBRANE AT FIELD OF WALL BEHIND PRE-STRIP OF SHEATHING MEMBRANE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS

SHEATHING MEMBRANE
PRE-STRIP AT JAMB | SEQ-5
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
INSTALL SHEATHING MEMBRANE IN FIELD IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
TAPE ALL JOINTS, NOT SHOWN FOR CLARITY

INSTALL SHEATHING MEMBRANE AT HEAD AND LAP ONTO JAMB MIN. 6''
FOLD INTO ROUGH OPENING

TAPE ALL LAP JOINTS
AT OPTION WITH SILL ANGLE, INSTALL CONTINUOUS SEALANT.

ALTERNATE OPTION WITHOUT ANGLE:
INSTALL CONTINUOUS BACKER ROD AND SEALANT BETWEEN INSIDE EDGE OF WINDOW FRAME AND MEMBRANE AT ROUGH OPENING AT ALL SIDES OF WINDOW FRAME (NOT SHOWN, SEE SEQ-7).

TAPE ALL SHEATHING MEMBRANE JOINTS AND PENETRATIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS

INSTALL CONTINUOUS SEALANT AT CORNER JOINTS OF SELF ADHERED MEMBRANE.

**SHEATHING MEMBRANE**
**PRE-STRIP AT HEAD | SEQ-6**

WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
AT LOCATION WITH SILL ANGLE, EMBED WINDOW INTO SEALANT. AT WINDOW JAMBS AND HEAD, INSTALL CONTINUOUS BACKER ROD AND SEALANT SIMILAR TO BACKER ROD AND SEALANT SHOWN IN ALTERNATE OPTION BELOW.

ALTERNATE OPTION WITHOUT ANGLE: INSTALL CONTINUOUS BACKER ROD AND SEALANT AT ALL SIDES OF WINDOW FRAME.

INSTALL INTERMITTENT PLASTIC SHIMS IN ACCORDANCE WITH WINDOW MANUFACTURER’S SHOP DRAWINGS.

BED SHIMS IN SEALANT TO PREVENT MOVEMENT DURING WINDOW INSTALLATION.
Secure top window flange with retainer clips and install window in accordance with manufacturer’s installation instructions.

Alternate option without angle:
Bottom flange with 3/4" Ø weep holes to allow drainage below window frame.

Option with angle:
Sill flange is not required, install profile for flashing attachment only.

WINDOW RETAINER CLIP AND TAPE | SEQ-8
WEST COAST BUILDING STANDARD
BUILDING ENCLOSURE DETAILS & GUIDE
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