

A REFERENCE GUIDE OF TYPICAL RAINSCREEN WALL AND WINDOW DETAILS FOR



Per: 2006 BCBC, Part 9

**BENJAMIN
OBDYKE**
residential roof & wall products

THIS DOCUMENT WAS ORIGINALLY PRODUCED BY AN ENGINEERING FIRM IN BRITISH COLUMBIA, CANADA UNDER THE TITLE: "A REFERENCE GUIDE OF TYPICAL RAINSCREEN WALL AND WINDOW DETAILS". BENJAMIN OBDYKE INCORPORATED HAS MODIFIED SOME OF THE INSTALLATIONS DEPICTED IN THIS DOCUMENT TO ILLUSTRATE HOW HOME SLICKER® 10 WOULD BE INCORPORATED INTO THE ASSEMBLY – REPLACING THE 10mm WOOD STRAPPING. THE DISCLAIMER, LIMITATIONS, AND NOTES FROM THE ORIGINAL DOCUMENT STILL APPLY WITH HOME SLICKER® 10 AND ARE AS FOLLOWS:

DISCLAIMER:

THE INFORMATION CONTAINED IN THIS DOCUMENT REPRESENTS CURRENT WOOD FRAME BUILDING PRACTICES IN THE BRITISH COLUMBIA COASTAL REGION AND HAS BEEN REVIEWED BY A SPECTRUM OF INDUSTRY PARTICIPANTS.

THE READER IS ADVISED TO EVALUATE THE INFORMATION, MATERIALS, AND TECHNIQUES CAUTIOUSLY AND TO CONSULT APPLICABLE BUILDING CODES AND GUIDELINES TO DETERMINE WHETHER THE INFORMATION, MATERIALS, AND TECHNIQUES ARE SUITABLE IN EACH INSTANCE.

THE DRAWINGS AND TEXT ARE INTENDED AS A GENERAL REFERENCE GUIDE ONLY. PROJECT AND SITE SPECIFIC FACTORS INCLUDING CLIMATE, EXPOSURE, COMPLEXITY, AND AESTHETICS MUST ALWAYS BE TAKEN INTO CONSIDERATION.

LIMITATIONS:

THIS GUIDE IS INTENDED TO PROVIDE DETAILS FOR TYPICAL WALL CONSTRUCTION ELEMENTS OF A WOOD FRAME HOUSE BUILT IN THE COASTAL CLIMATE OF BRITISH COLUMBIA THAT MEET REQUIREMENTS OF PART 9 OF THE BRITISH COLUMBIA BUILDING CODE AND REQUIRE A CAPILLARY BREAK. IN SOME INSTANCES, THE DETAILS SHOWN ARE ABOVE BUILDING CODE MINIMUM, BUT ARE CONSIDERED TO BE GOOD BUILDING PRACTICE.

THESE DETAILS ARE NOT INTENDED TO REPLACE PROFESSIONAL ADVICE.

ENSURE THAT ALL PROPOSED PRODUCTS AND SYSTEMS ARE ACCEPTABLE TO THE BUILDING AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.

ENSURE THAT ALL MATERIALS USED IN CONJUNCTION WITH ONE ANOTHER ARE COMPATIBLE.

NOTE:

THERE ARE MANY DIFFERENT WAYS TO CONSTRUCT A RAINSCREEN WALL TO MEET THE NEW BUILDING CODE REQUIREMENTS THAT ARE ACCEPTABLE.

THIS PARTICULAR SET OF DETAILS DEPICTS LAP SIDING ON 10mm WOOD STRAPPING (OR IN THIS CASE HOME SLICKER® 10) WITH TWO LAYERS OF BUILDING PAPER. THE AIR / VAPOUR BARRIER IS ACHIEVED BY THE USE OF POLYETHYLENE ON THE INSIDE AND SEALANTS AROUND THE WINDOWS AND DOORS.

ADDITIONAL INFORMATION AND RESOURCES

CODES

BC BUILDING CODE 2006 – AN ILLUSTRATED GUIDE TO CODE CHANGES AND CHANGES TO VANCOUVER BUILDING BYLAW 2007, PUBLISHED BY THE BUILDING OFFICIALS' ASSOCIATION OF BC. AVAILABLE AT WWW.BCCODES.CA

BRITISH COLUMBIA BUILDING CODE 2006, PUBLISHED BY QUEEN'S PRINTERS. AVAILABLE AT WWW.BCCODES.CA

CITY OF VANCOUVER BUILDING BY-LAW 2007, PUBLISHED BY THE CITY OF VANCOUVER. AVAILABLE AT WWW.BCCODES.CA

GUIDES

BUILDING ENVELOPE GUIDE FOR HOUSES – PART 9 RESIDENTIAL CONSTRUCTION, PUBLISHED BY THE HOMEOWNER PROTECTION OFFICE. AVAILABLE AT WWW.HPO.BC.CA/WHATSNEW

BEST PRACTICE GUIDE: WOOD-FRAME ENVELOPES, PUBLISHED BY CANADA MORTGAGE AND HOUSING CORPORATION. AVAILABLE AT WWW.CMHC.CA

BUILDER INSIGHT BULLETINS, PUBLISHED BY THE HOMEOWNER PROTECTION OFFICE. AVAILABLE AT WWW.HPO.BC.CA

BUILDERS' MANUAL, PUBLISHED BY THE CANADIAN HOME BUILDERS' ASSOCIATION. AVAILABLE AT WWW.CHBA.CA

BUILDING SOLUTIONS – A PROBLEM SOLVING GUIDE FOR BUILDERS AND RENOVATORS, PUBLISHED BY CANADA MORTGAGE AND HOUSING CORPORATION. AVAILABLE AT WWW.CMHC.CA

CANADIAN WOOD-FRAME HOUSE CONSTRUCTION, PUBLISHED BY CANADA MORTGAGE AND HOUSING CORPORATION. AVAILABLE AT WWW.CMHC.CA

WOODFRAME ENVELOPES IN THE COASTAL CLIMATE OF BRITISH COLUMBIA – BEST PRACTICE GUIDE, PUBLISHED BY CANADA MORTGAGE AND HOUSING CORPORATION. AVAILABLE AT WWW.CMHC.CA

SEAL BUILDING PAPER TO
HEAD FLASHING AND TO
FLANGE OF WINDOW AT JAMB
WITH POLYURETHANE CAULK
(OR ALTERNATE)

HEAD FLASHING
WITH END DAM

HALF ROLL
STARTER
STRIP
UNDER

CLADDING

SILL PEEL & STICK

SILL STARTER
PAPER

BUG SCREEN

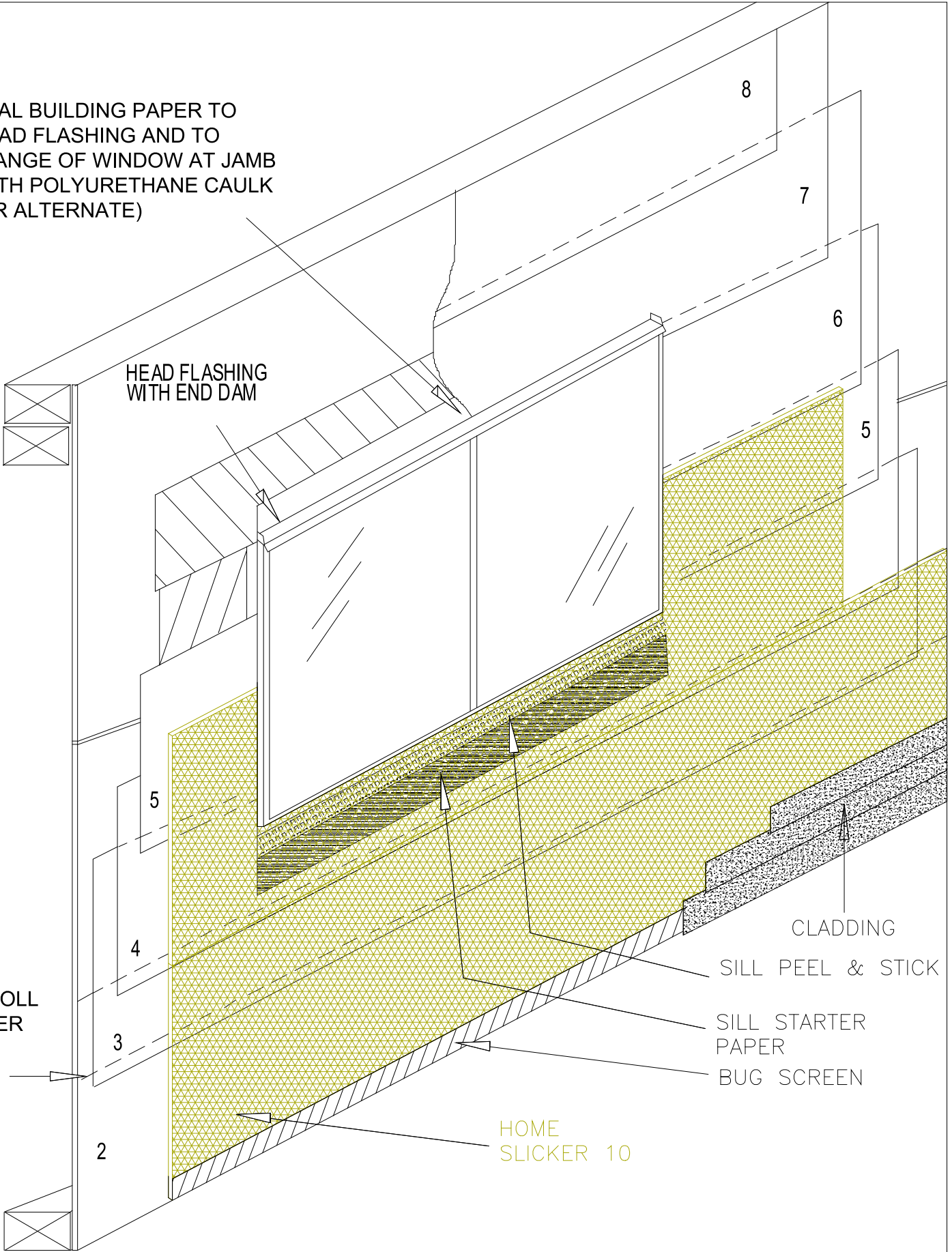
HOME
SLICKER 10

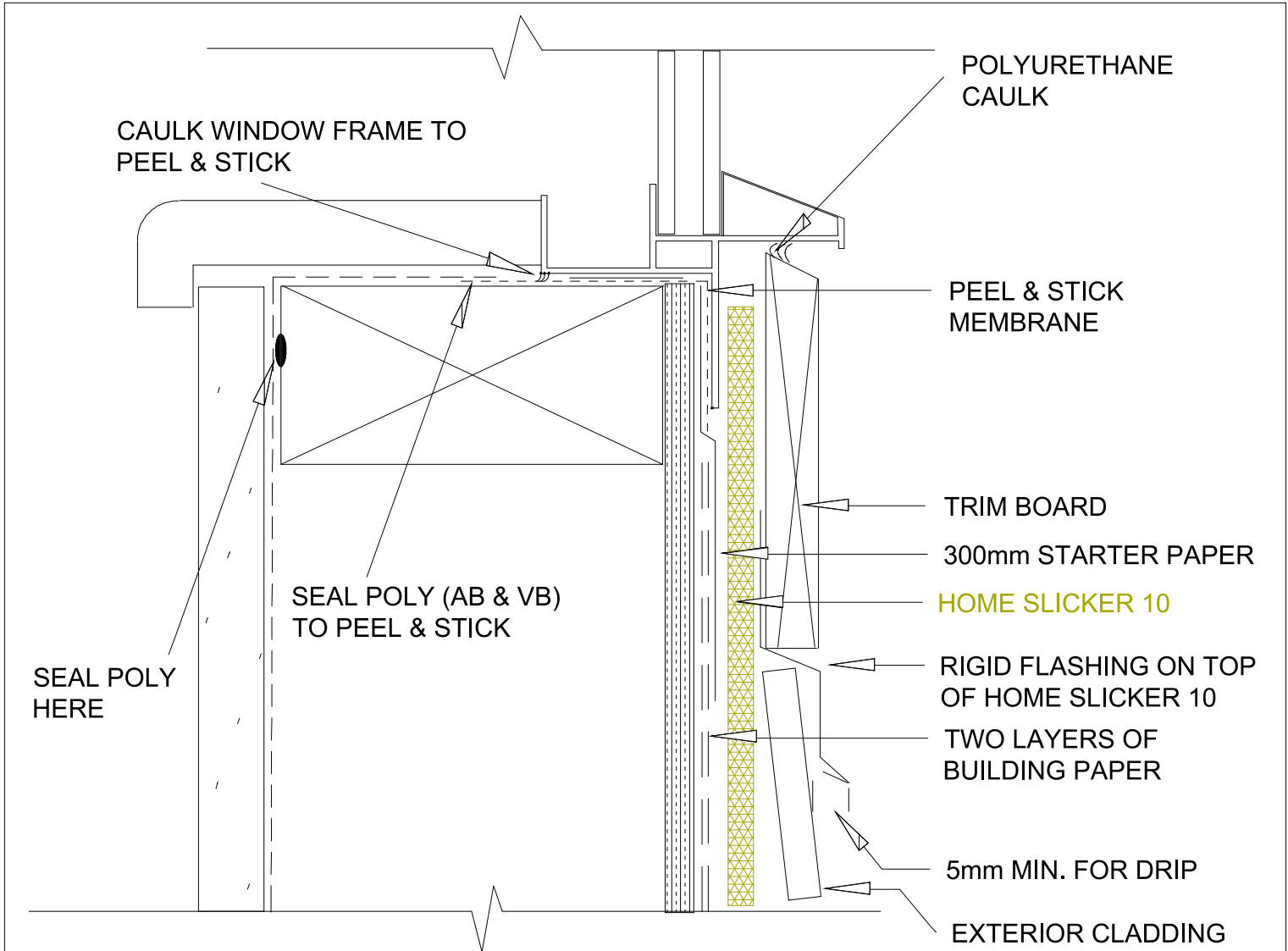
BUILDING PAPER AND HOME SLICKER 10 INSTALLATION

NTS

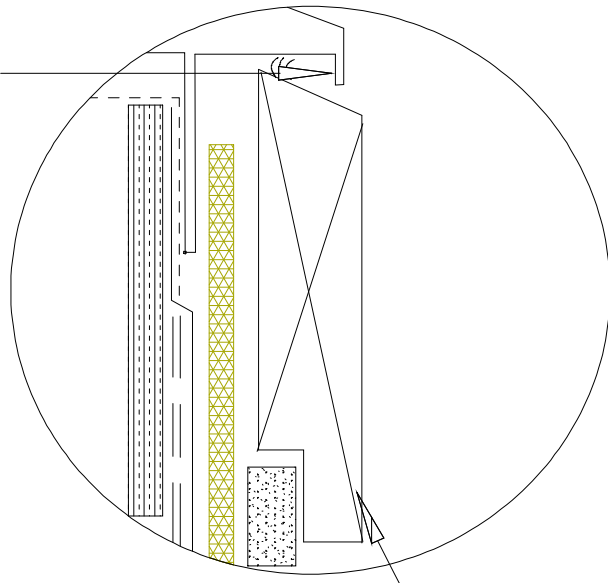
DETAIL
HS10.01

MARCH 2008



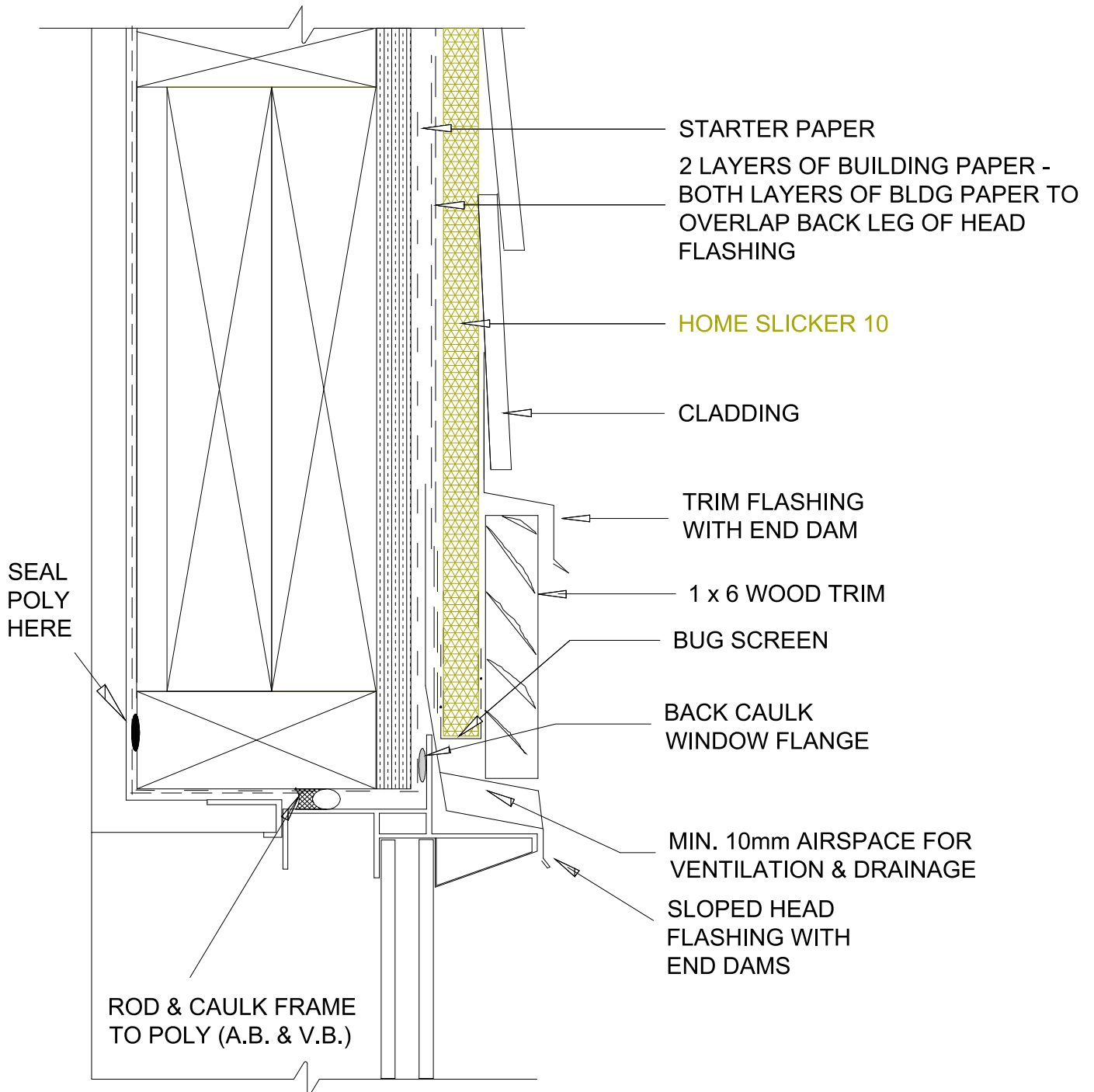


IF WINDOW IS NOT SELF-FLASHING, A SILL FLASHING IS REQUIRED (BCBC 9.27.3.8.5)



ALTERNATE: 2 x 6 TRIM WITH 25mm MIN. NOTCH IN BOTTOM

WINDOW SILL (FLANGED WINDOW WITH TRIM)	NTS	DETAIL HS10.02
	MARCH 2008	

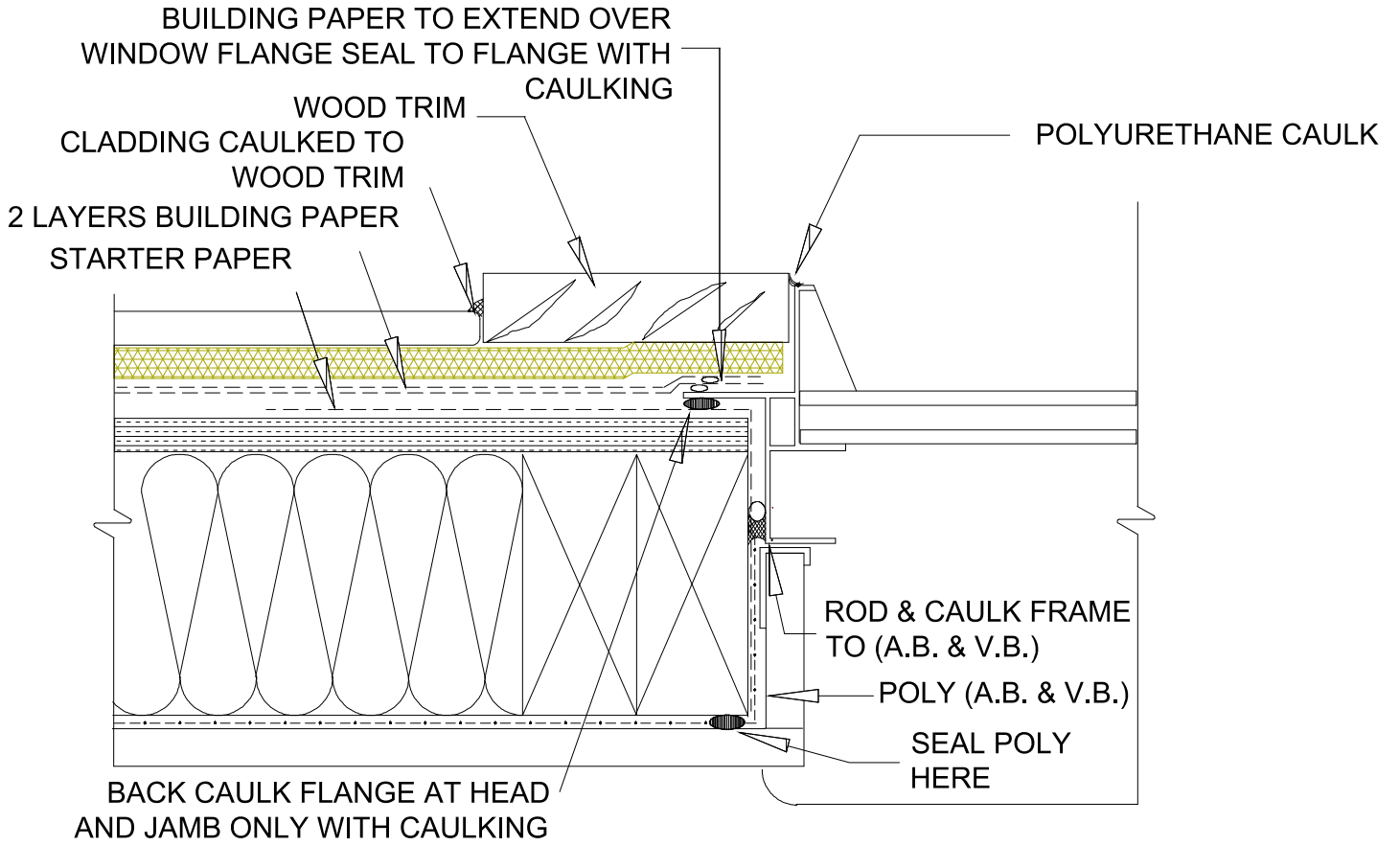


WINDOW HEAD (SECTION)

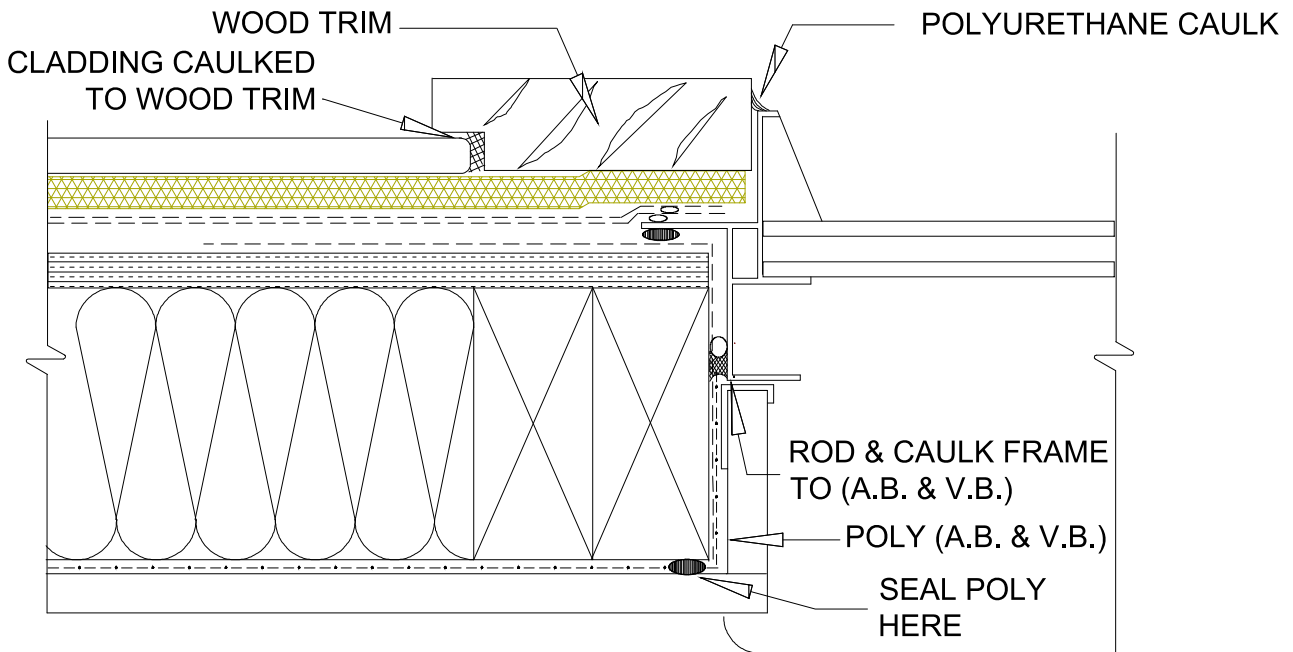
NTS

DETAIL
HS10.03

MARCH 2008

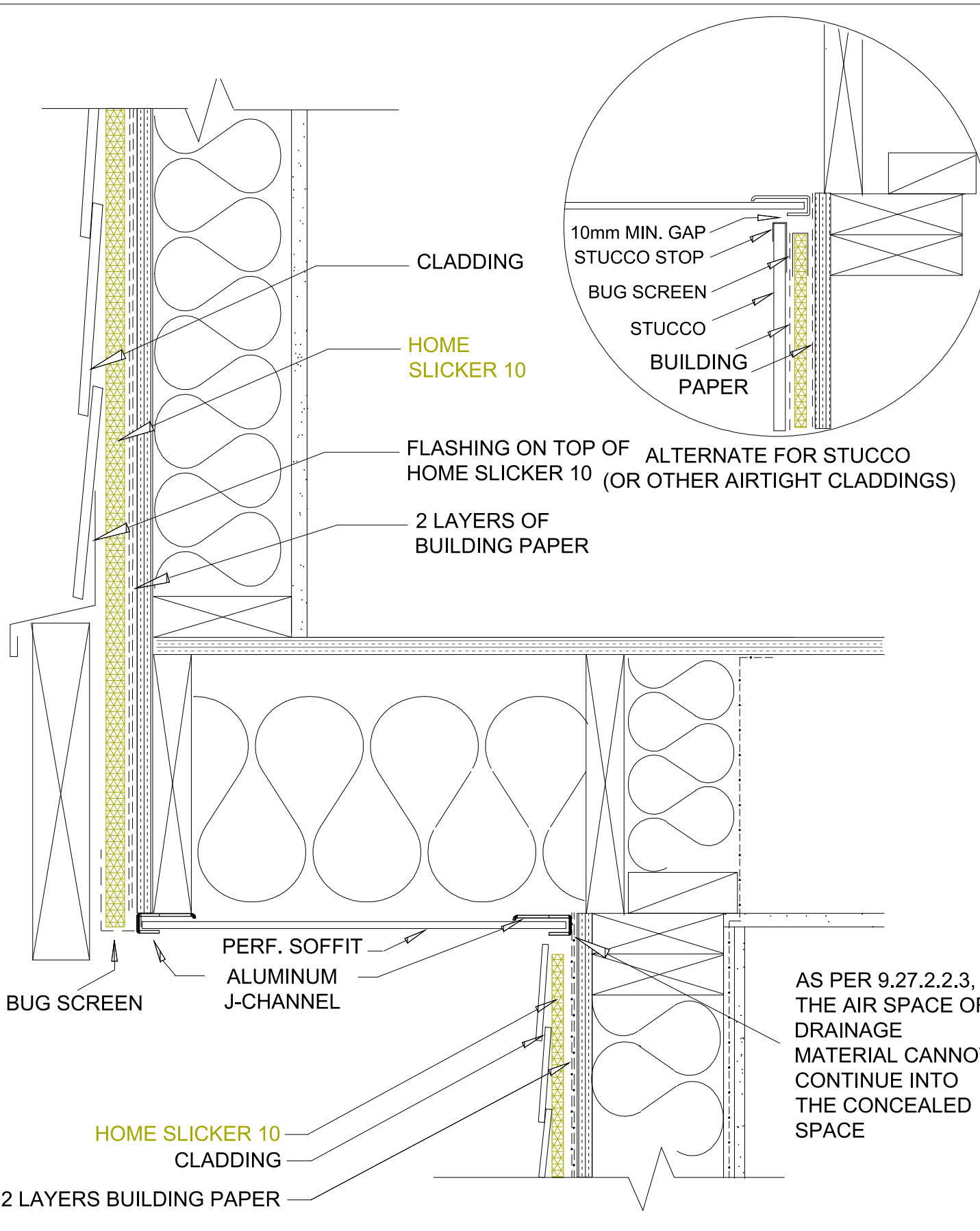


WINDOW JAMB WITH 1 x 6 TRIM



WINDOW JAMB WITH 2 x 6 TRIM

WINDOW JAMB (SECTION)		NTS	DETAIL HS10.04
		MARCH 2008	

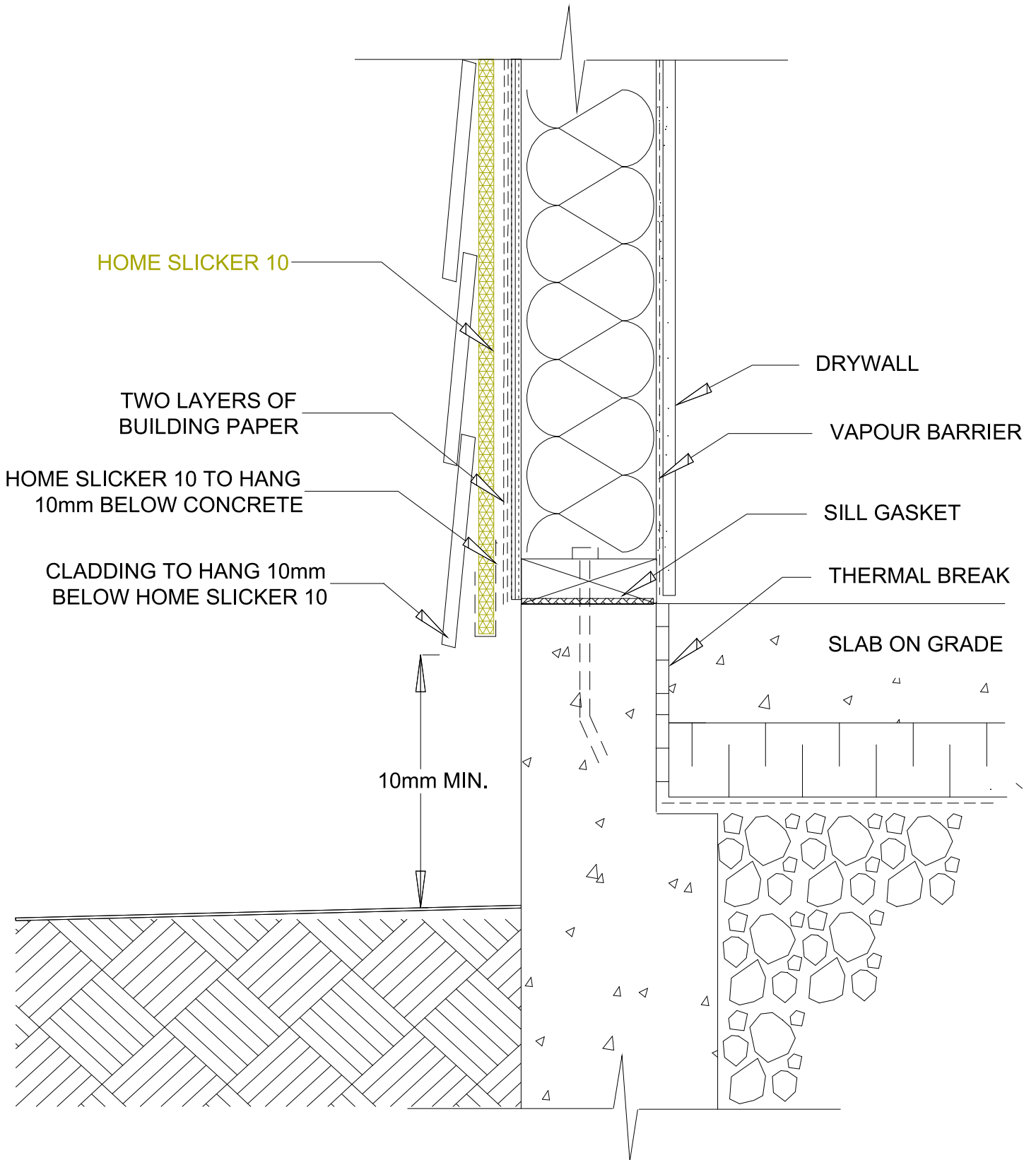


BOTTOM & TOP OF WALLS AT CANTILEVER

NTS

DETAIL
HS10.05

MARCH 2008



BASE OF WALL

NTS

DETAIL
HS10.06

MARCH 2008

STARTER PAPER
ON SHEATHING
BEHIND ROOF
FRAMING AND
FLASHING

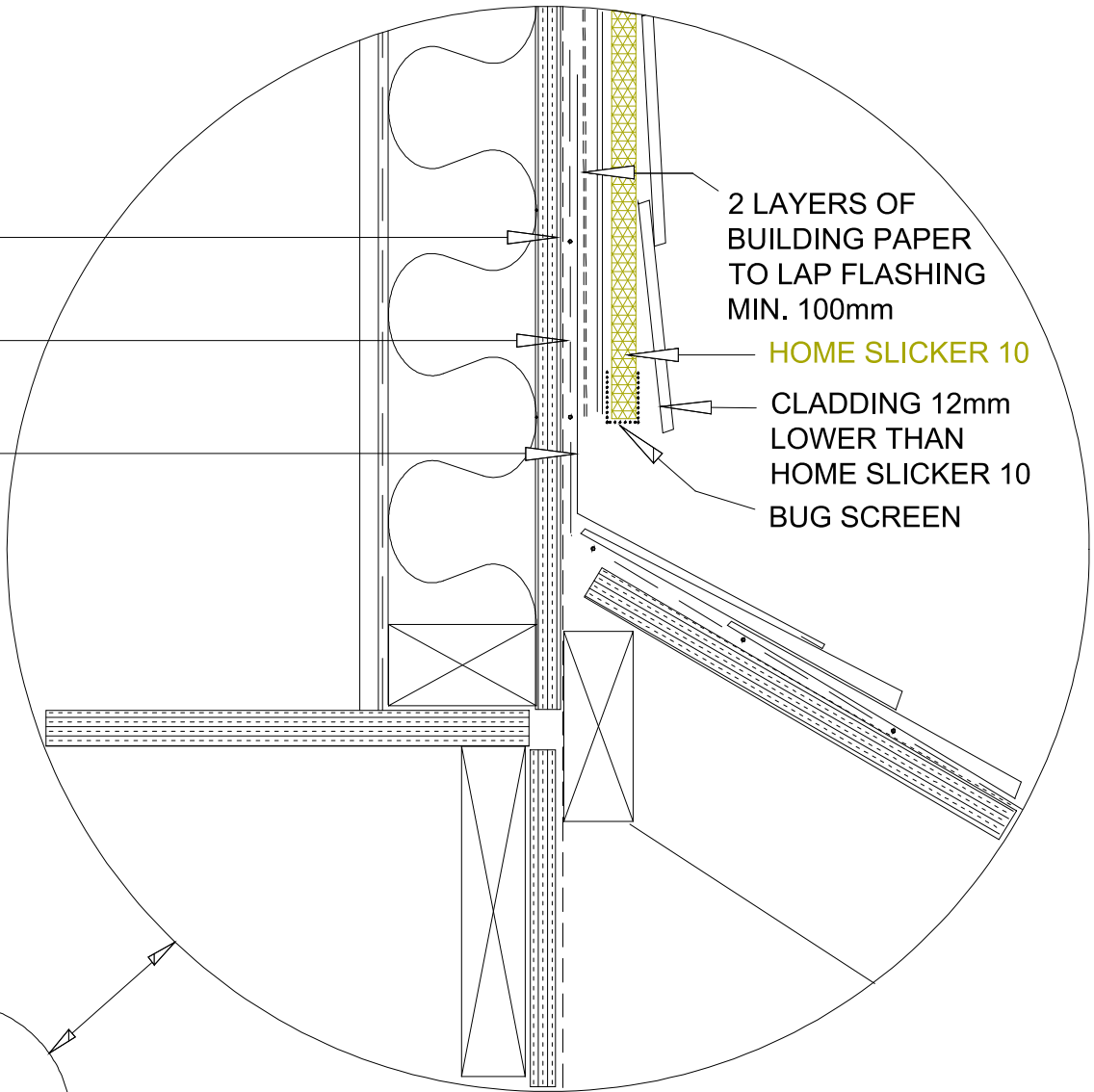
15 LB ROOFING
FELT

METAL
FLASHING

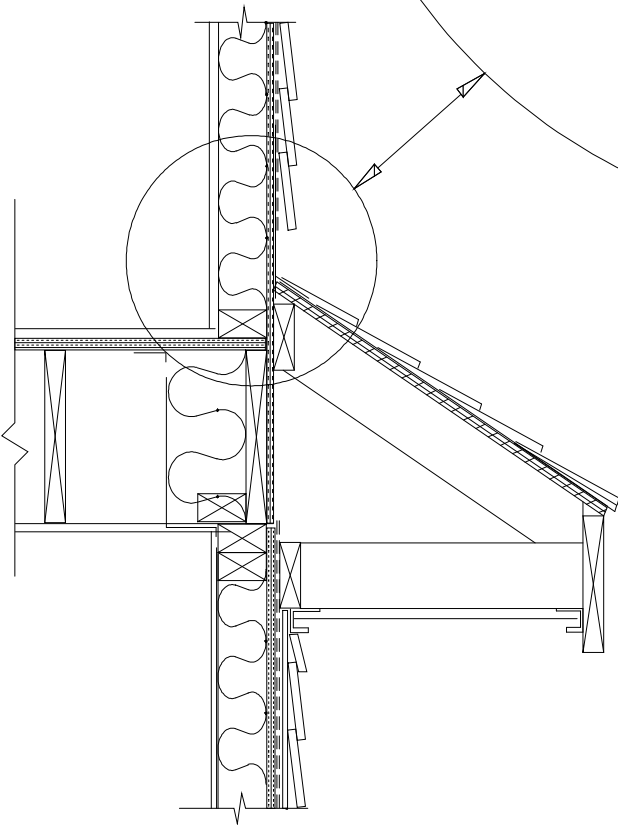
2 LAYERS OF
BUILDING PAPER
TO LAP FLASHING
MIN. 100mm

HOME SLICKER 10

CLADDING 12mm
LOWER THAN
HOME SLICKER 10
BUG SCREEN



FLASHING TO HAVE 125mm BACK LEG UP WALL
CLADDING TO LAP FLASHING BY 100mm -
MIN. 50mm CLEARANCE BETWEEN CLADDING
AND ROOFING

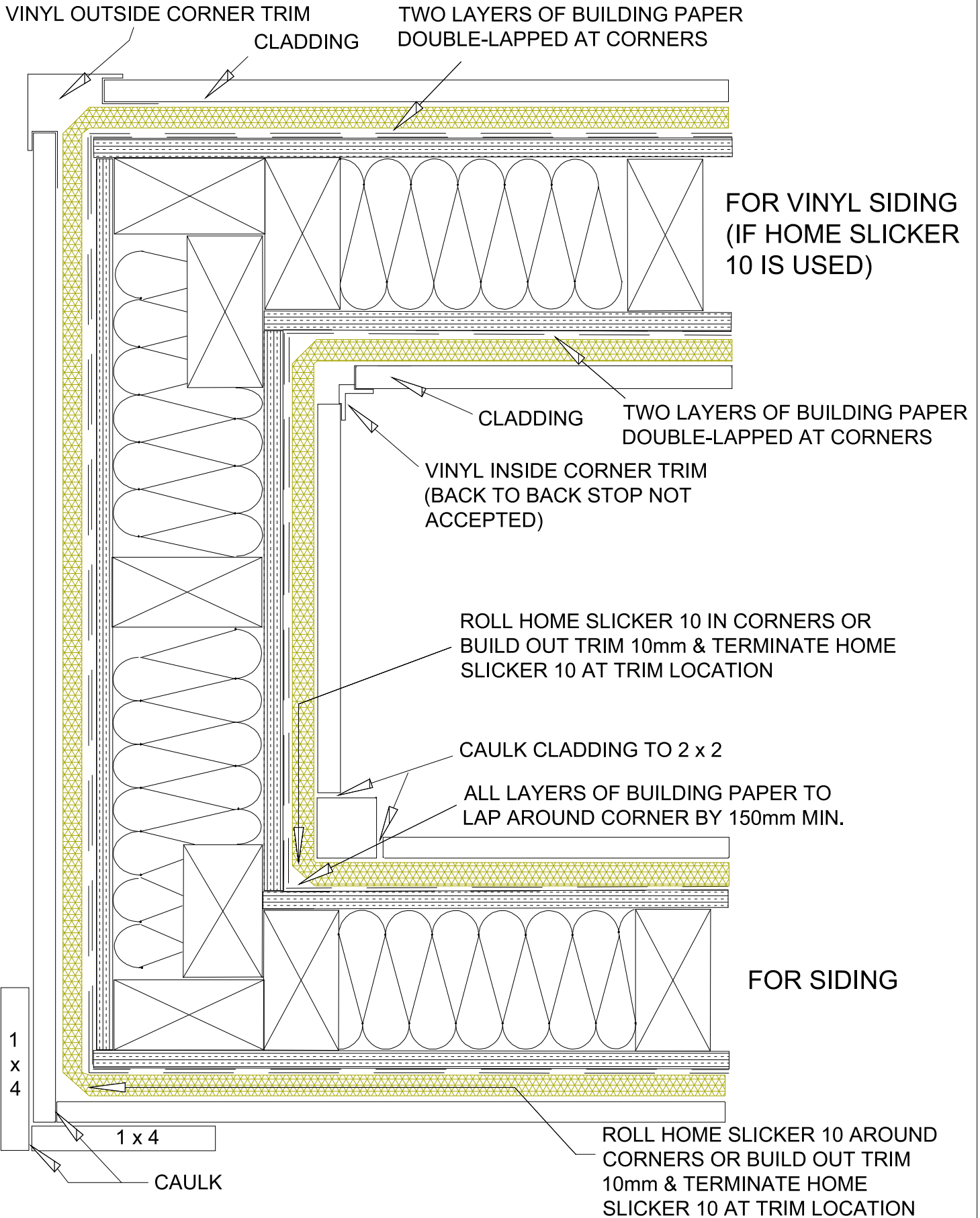


ROOF TO WALL INTERSECTION

NTS

DETAIL
HS10.07

MARCH 2008

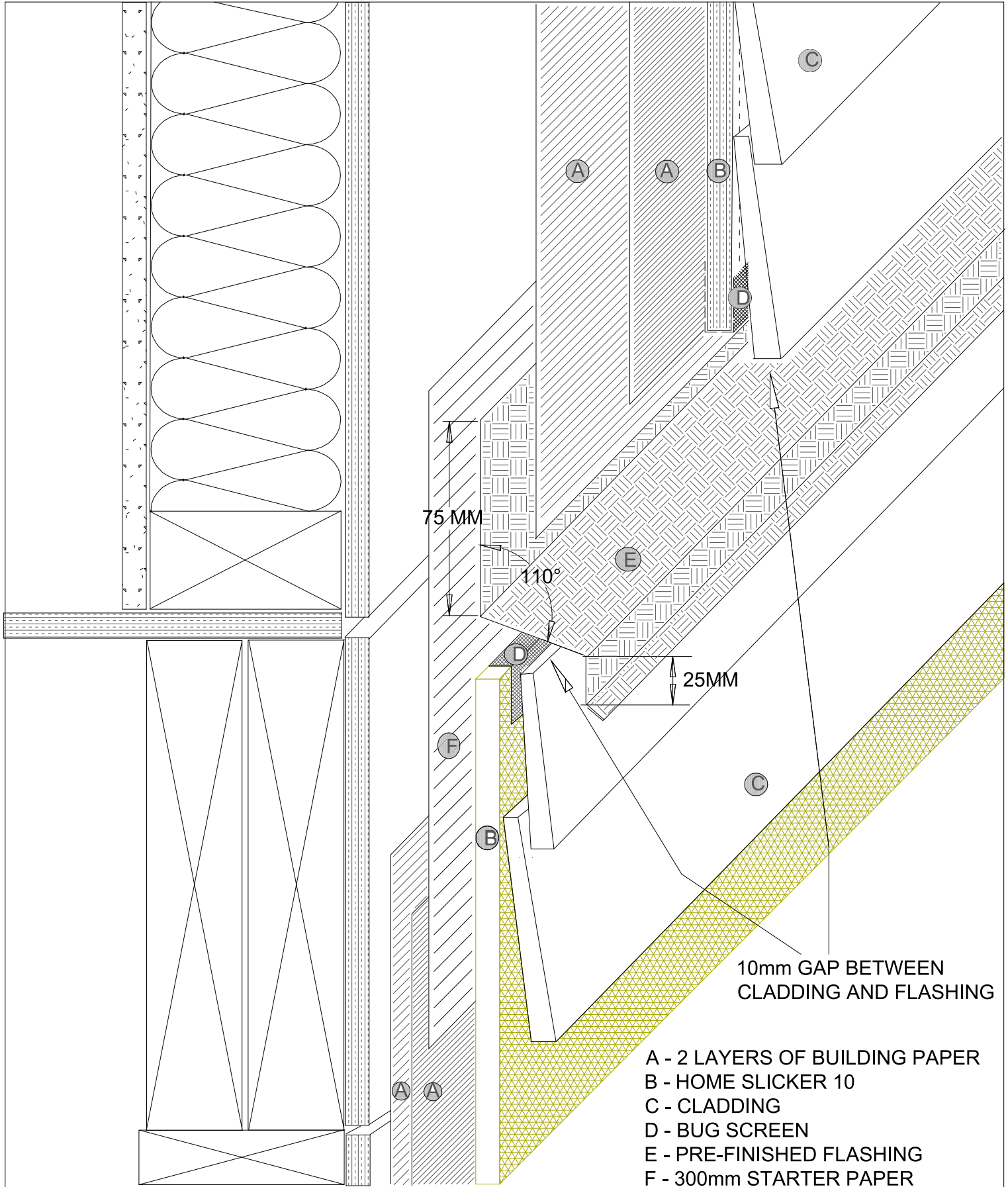


TYPICAL CORNERS

NTS

DETAIL
HS10.08

MARCH 2008

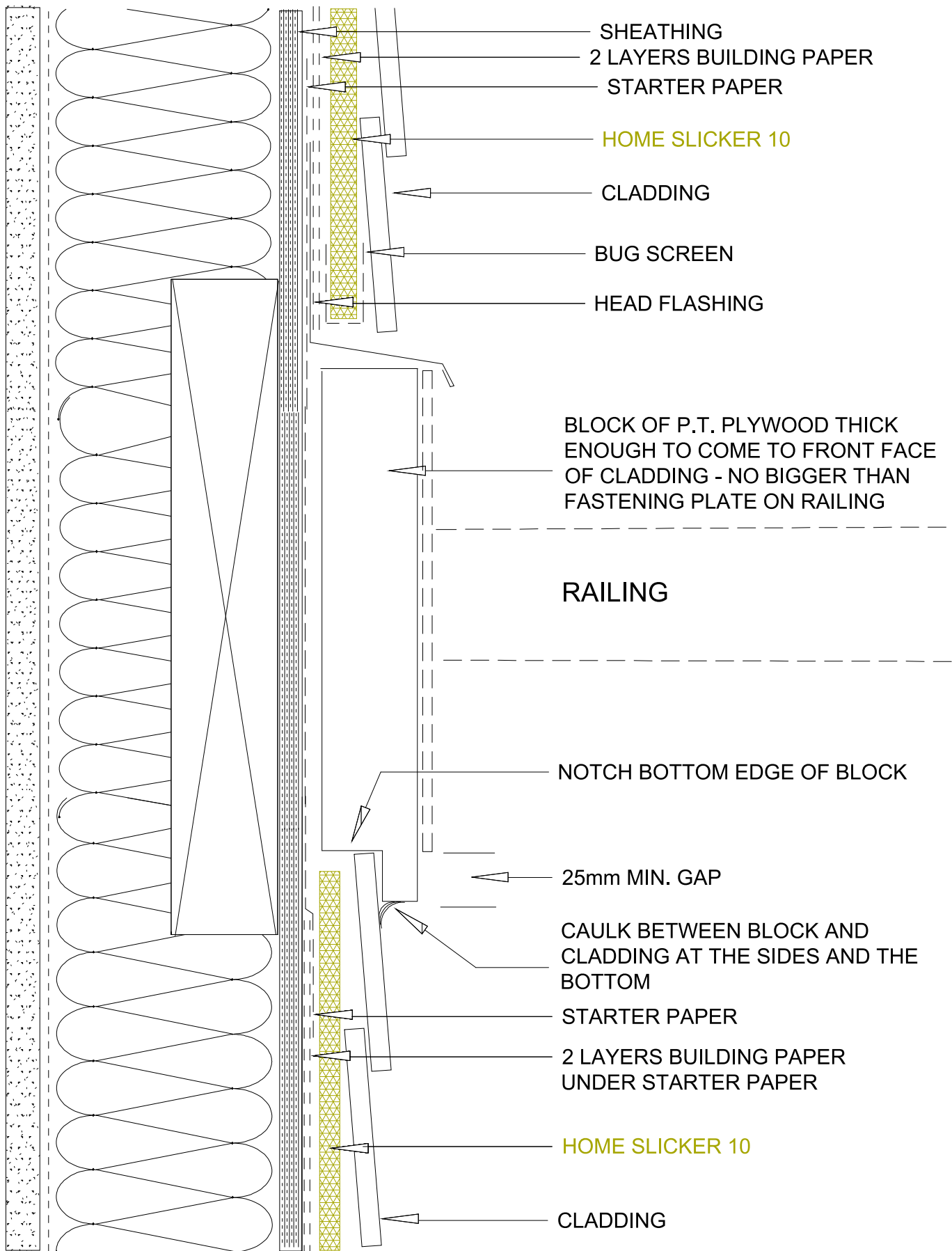


THROUGH WALL FLASHING

NTS

DETAIL
 HS10.09

MARCH 2008

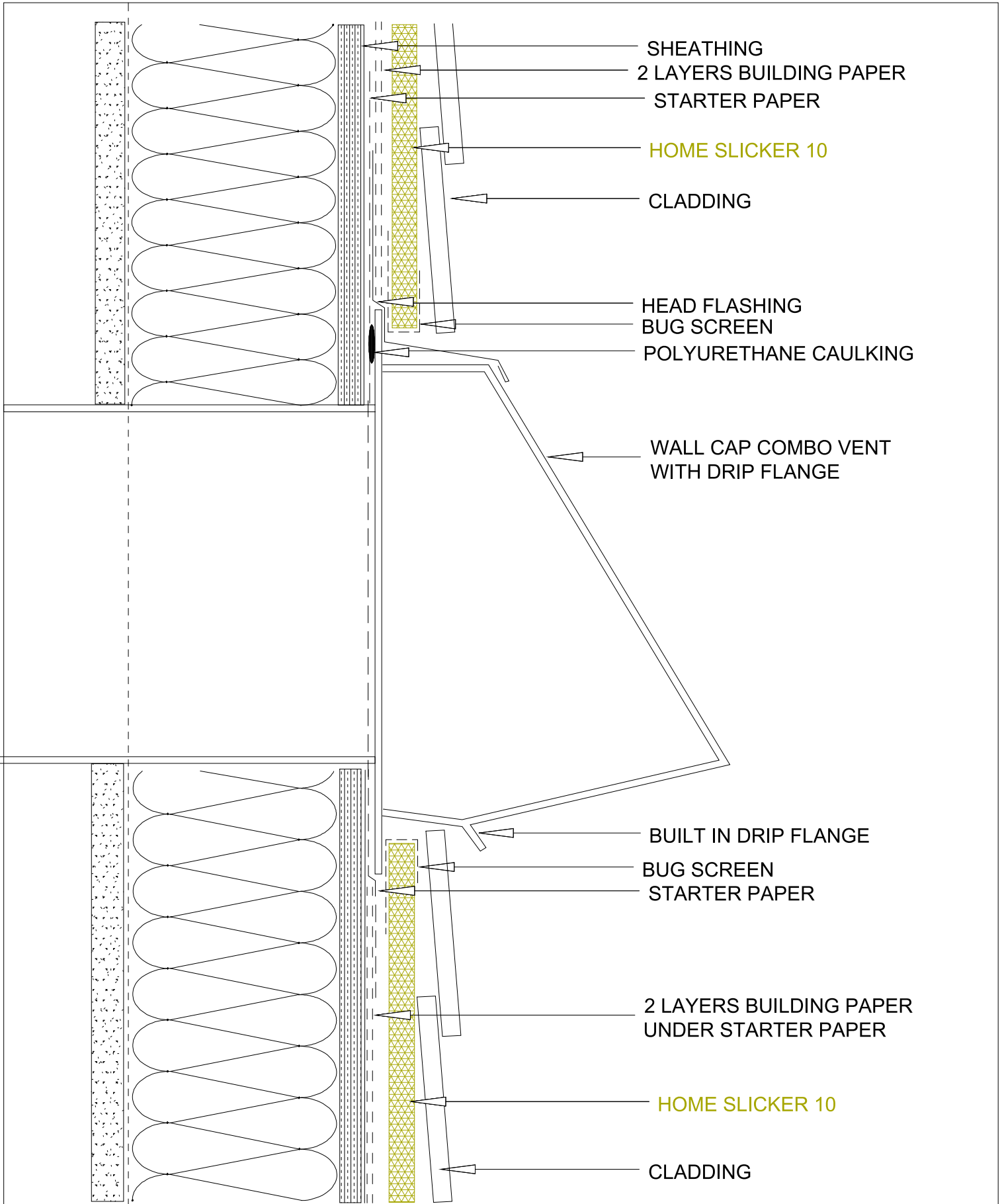


BLOCKING FOR RAILING BRACKET

NTS

DETAIL
HS10.10

MARCH 2008



VENT CAP INSTALLATION

NTS

DETAIL
HS10.11

MARCH 2008