

## INSULATION AND VAPOUR BARRIER

In an effort to protect all future owners/occupants from health risks related to mold growth and other related issues, The City of Lethbridge Building Safety and Inspection Services will be implementing the following revised policy.

Before Insulation and Vapour Barrier can be installed in an exterior stud wall or attic space, the exterior of the Building must be protected from moisture ingress.

In effect this means that a framing inspection may be requested prior to the installation of exterior cladding. The framing inspection will not be “Passed” but show as “Partial” until the exterior cladding is completed.

When the exterior cladding is completed and there are no other framing deficiencies, the insulation and vapour barrier may be installed. When the request is made for the insulation/vapour barrier inspection, the framing inspection can then be passed upon inspection of cladding.

In the case of stucco applications, the minimum acceptable exterior cladding will be Two (2) layers of paper and wire when left exposed for more than 30 days **or** One (1) layer of paper and wire if scratch coat is applied within 30 days of installation of paper and wire.

This policy is in effect starting April 1 through October 31 of any year.

During the winter months, where there is little or no possibility of rain, it will be permitted to apply the house wrap or building paper to the exterior of the home without siding in order to proceed with insulation and vapour barrier installations. At the time of the insulation inspection the soffit must be installed. If by chance frost or snow has accumulated on the “cold side” of the vapour barrier, measures must be taken to remove that frost or snow accumulation before the inspection can be passed. It would also be presumed that at this stage of construction a heating source would be in place to prevent the freezing of the joint filling compounds used for drywall.

This policy is effective for all months not mentioned above (November 1 to April 30 of any year)

**Issued: March 21, 2011**

**REVISED: April 20, 2017**



**Building Inspection Services** ensures compliance with the Safety Codes Act and all related Building Codes, Standards and applicable By-laws. We work to safeguard the health and safety of Lethbridge residents through Building, Mechanical, Plumbing and Electrical permits and field inspections.