

MODULE: Part 2

BC Building Code - Housing and Small buildings

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BC Building Code – Housing and Small buildings

The BC Building code affects your work on a daily basis. Your ability to ensure compliance accurately can greatly simplify the day-to-day operations of your business.

This is an interactive course where you are working with the code, as well as the instructor providing real examples and explanations.

The focus of this training is how to use the building code and familiarize you with finding pertinent sections involved in your construction practices. **Participants are required to purchase and bring their copy of BC Building Code 2018 to the course.**

After participating in this course, you will:

- Develop valuable knowledge of key parts in the BC Building code dealing with dwelling construction and small buildings.

- Discover new areas in the 2018 building code.

- Understand rules of construction to reduce risk of costly building.

This program has been developed to give you a basic level of knowledge and skills to assist during the design stage/preconstruction for examination of house plans, as well as supervision inspections during construction to ensure compliance with the requirements of the BC Building Code.

This course concentrates on the Building Code requirements associated with:

Understanding what the Building Codes governs

Building Code requirements relating to:

- Soil bearing capacity and problematic soil conditions

- Seismic and climatic zones in BC and the related impacts on residential construction

- Structural materials and methods of assembly

- The building envelope, keeping the weather out, and resolving simple issues

- Sound transmission into residential units and resolving simple problems

- Heating and ventilation systems controlling indoor air quality

- Installation of interior finishes

- Limiting distance and spatial separation

- Requirements for the inclusion of secondary suites and multiple occupancies



This course is divided into a number of parts dealing with size and use of buildings as well as parts dealing with various specialty fields (e.g. energy efficiency, barrier free)

Understanding of how local bylaws may affect residential construction and where to locate the bylaws

Application of the Building Code and other relevant provincial enactments in areas with no local bylaws

British Columbia Fire Code and application to residential construction

The Public Health Act and regulations with regards to the design and operation of septic systems

Training category (Group A):

This course is available for informal continuing professional development (CPD).

Informal CPD: 16 points - Participants complete the course

Formal CPD: This course is not available for formal CPD credits

Course methodology:

This is an interactive course where you are working with the code in a group participation setting

Timeframes: This course is devised to be delivered in 2 day sessions (16 hrs)

Part 2 – 16 hours

Insulation	Air Barriers	Vapour Barriers	Soil Gas Control
Safety Considerations	Interior Finishes	Natural Ventilation	Garages
Resistance to Forced	Entry	Plumbing	Grading
Exterior Steps	Landings and Decks	Roofing and Cladding	Roof Ventilation
Mechanical Ventilation	Heating and Cooling Systems	Post Course Evaluation	

Prerequisite: Completion of **Part 1 BC Building Code – Housing and Small buildings** prerequisite for this course. Working in the construction industry, dealing with inspection during construction is highly recommended.

Tuition:



Module 4

Insulation, Air Barriers and Vapour Barriers

(app. 5 hours)

OBJECTIVES

Familiarize participants with the Code requirements relating to insulation, air barriers, vapour barriers and soil gas control.

Review common problem areas in installation of insulation, air barriers and vapour barriers

Provide an opportunity for participants to apply sections of the Code respecting insulation, air barriers and vapour barrier.

Provide an opportunity for participants to apply sections of the Code respecting soil gas control.

Module 4 -Overview

Section 1	<u>Introductions</u>	Section 3	<u>Air Barriers</u>
	Fireplace and Chimney	Segment 1:	Overview
Segment 1:	Presentation	Section 4	<u>Vapour Barriers</u>
Segment 2:	Session Agenda	Segment 1:	Requirements and Standards
Section 2	<u>Insulation</u>	Section 5	<u>Soil Gas Control</u>
Segment 1:	Insulation Placement	Segment 1:	Requirements and Standards
Segment 2:	Insulating Ducting	Section 4	<u>Session Review</u>
Segment 3:	Problem Areas		



Module 5

Interior Stage

(app. 4+ hours)

OBJECTIVES

Familiarize participants with the Code requirements relating to safety considerations, interior finishes, natural ventilation, garages, resistance to forced entry and plumbing.

Review common problem areas in Code interpretation.

Provide an opportunity for participants to apply sections of the Code respecting these areas.

Module 5 - Overview

Section 1	<u>Introductions</u>	Section 4	<u>Ventilation</u>
Segment 1:	Insulation Air and Vapour Barrier Review	Segment 1:	Natural Ventilation
Segment 2:	Session Agenda	Section 5	<u>Garages</u>
Section 2	<u>Safety Considerations</u>	Segment 1:	Design and Construction
Segment 1:	Lighting and Smoke Alarms	Section 6	<u>Resistance to Forced Entry</u>
Segment 2:	Windows	Segment 1:	Design and Construction
Segment 3:	Guards, Stairs, Rails and Landings	Section 7	<u>Plumbing</u>
Section 3	<u>Interior Finishes</u>	Segment 1:	Design and Construction
Segment 1:	Appropriate Finishes	Section 8	<u>Session Review</u>
Segment 2:	Natural Light		



Module 6

Exterior Stage

(app. 2+ hours)

OBJECTIVES

Outline the requirements for the secure installation of exterior stairs, landings, and decks.

List the requirements for effective completion of exterior cladding and roofing.

State the requirements for the effective ventilation of roof spaces.

Module 6 - Overview

Section 1 **Introductions**

Segment 1: **Interior Stage Review**

Segment 2: **Session Agenda**

Section 2 **Lot Grading**

Segment 1: **Lot Drainage | Wall Height**

Section 3 **Exterior Steps, Landings and Decks**

Segment 1: **Sizing, Support and Anchorage**

Section 4 **Roofing and Cladding**

Segment 1 **Water Shedding Capabilities**

Section 5 **Roof Ventilation**

Design and Construction



Module 7

HVAC

(app. 5 hours).

OBJECTIVES

Familiarize participants with the Code requirements relating to mechanical ventilation, heating and air conditioning.

Provide an opportunity for participants to apply sections of the Code respecting HVAC systems.

Module 7 -Overview

Section 1	<u>Introductions</u>	Section 5	<u>Course Evaluation</u>
Segment 1:	Exterior Review	Segment 1:	Course Evaluation
Segment 2:	Session Agenda	Segment 2:	Post Course Student Evaluation
Section 2	<u>Mechanical. Ventilation</u>		
Segment 1:	System Capacity		
Segment 2:	System Design		
Section 3	<u>Heating and Cooling Systems</u>		
Segment 1:	Requirements		
Segment 2:	Air Duct Systems		
Section 4	<u>Session Review</u>		