

# Memo

To: Inspection Services Staff  
From: Graham Barbour, Manager Inspection Services  
Date: May 4, 2015  
Subject: Ventilation Requirements for Existing Buildings

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When the new energy requirements in the BCBC came into effect on December 2014, new ventilation requirements were introduced. These new ventilation requirements may be very challenging to comply with in existing single and two family dwellings. As a result of this change we require a procedure that will suit the existing stock of buildings.

As far as we are able to tell, the requirement for ventilation was first brought into the Code in the 1985 version. This was described in the Code as natural ventilation provided by openable windows and levels of insulation to be adequate to prevent condensation on the interior wall surface. It was the 1992 BCBC that introduced the requirement for mechanical ventilation consisting of a principle exhaust fan controlled by a humidistat.

To alleviate some of the challenges in applying today's requirements to existing buildings, a compromise is required to achieve substantial compliance.

When Plan Checking and issuing building permits for renovations to buildings built prior to 1992 and the work does not affect more than 50% of the building envelope, achieving current ventilation requirements may be too onerous. In these cases it would be permissible to allow the required ventilation to consist of a single principle exhaust fan with a sound rating of 1.5 sone or less and controlled by a programmable timer. The currently required additional powered or passive make-up air vents would not be required in these cases.

It is important to note that this procedure is contingent to having all NAFFVA appliances in the building provided with their own adequate combustion air supply.