

Ventilation of dwelling units

The information listed below is provided to assist in clarifying some of the Code requirements for ventilation in dwelling units. In all cases the referenced B.C. Building Code (Code) takes precedence (see Code section 9.32. for a full list of requirements). Since the bulletin only highlights some of the Code requirements, it is strongly recommended to carefully review relevant portions of the Code prior to choosing an exhaust fan model, the L/s (cfm) rate or exhaust duct size.

Dwelling units must be built air tight to a level that requires both exhaust fans and supply air. The Code requirement ensures that excess moisture laden air and pollutants are continuously removed from the dwelling unit and outside fresh air is introduced to conditioned space to replace the expelled air. The Code requires a dedicated principal exhaust fan that is wired to run continuously. Exhausting the interior air and replacing it with fresh supply air results in a significantly improved environment that is better for the occupants and the dwelling unit.

Code Tables have been attached at the end of this bulletin for reference. These tables list the *minimum* air-flow rate of principal fans for the number of bedrooms and floor area of conditioned space (Table 9.32.3.5.), the *minimum* exhaust fan air-flow rate for kitchen and bathroom fans (Table 9.32.3.6.) and the *maximum* duct length in relation to duct size and fan capacity (Table 9.32.3.8.(3)). The appropriate (page 1, 2, 3 or 4) Ventilation Checklist must be completed and submitted to Saanich before the frame inspection.

Special attention is required where an exhaust fan (usually a kitchen fan) is capable of exhausting more than one half the interior volume of air in the dwelling unit in one hour when a N.A.F.F.V.A. is present. The reference to "N.A.F.F.V.A. in a dwelling unit" found on the checklist, refers to an appliance that has a thermally buoyant flue or chimney. An example of a N.A.F.F.V.A. is a wood burning fireplace. An active make-up air system may be required in the dwelling unit if the calculations indicate the need for one.

Saanich Building Officials are available to assist in explaining the Code requirements for ventilation and by contacting the office at 250-475-5457 a request for a Building Official to assist or "call back" can be arranged.