



BUILDING INDUSTRY NEWSLETTER



Wet and Cold Weather

It's that time of the year!

It is common at this time of the year for inspectors to encounter framing materials with a moisture content above 19%. This prevents the framing inspection approval and can delay projects. As a rule, if the wood feels damp it is over 19%. Use a moisture meter to check common areas like grey patches on the wood surfaces and all bottom wall plates.

A few preventive tips:

1. When back framing never use materials that have been outdoors, especially on the ground.
2. Clean subfloor (especially against bottom plates) and remove all sawdust and sand.
3. Vacuum up all standing water in crawlspaces and use an exhaust fan, ducted to outdoors, until the project is completed.

Note: Building wraps/air barriers are to be in place prior to insulating.

Coming soon!

Electronic Inspection Reports

We are pleased to announce that on December 5, 2019 we will be rolling out a mobile electronic inspection-reporting program!

How will this affect the building industry?

This new system will provide builders and/or applicants real time building inspection results (via email). The results will be simultaneously uploaded into our office files software allowing office staff the same quick updates.

BC Energy Step Code

The BC Energy Step Code is a Provincial standard that establishes progressive performance steps in energy efficiency for new buildings. North Cowichan has made initial engagement with the Province of BC to implement the BC Energy Step Code, and we will share more information about our next steps with the BC Energy Step Code in future newsletters. Details on the Step Code can also be found at <https://energystepcode.ca/>

Contact Us:

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Benefits include:

1. Electronic inspection reports are clear and easy to read
2. Photos can be included
3. Results available in real time
4. Remedies lost or damaged documents on site
5. Eliminates builders/applicants having to attend the construction site to receive inspection results
6. Allows for simple records keeping
7. Eliminates the need for paper documents
8. Simple to retrieve once stored
9. Easy to share
10. Automatically stored at office saving administrative time
11. Eliminates the need for daily paper inspection reports for each area inspector
12. Provides onsite access to permit files, saving return trips to the office when historic information is required for review

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