

BC BUILDING CODE INTERPRETATION COMMITTEE
AIBC, APEGBC, BOABC, POABC

File No: 98-0107

INTERPRETATION

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Interpretation Date:

March 17, 2004

Building Code Edition:

BC Building Code 1998

Subject:

Caulking to vinyl siding

Keywords:

Caulking to vinyl siding

Building Code Reference(s):

9.27.4.1.(1), (2) & (3); 9.27.13.1.(1)

Question:

1. Does the vinyl siding installation require caulking on all vertical and horizontal joints, specifically between the end of the siding and J-mould flashing?

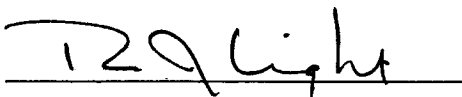
Interpretation:

1. No.

Prevention of water infiltration lies in the detailing of the junctions and good construction practice. Sentence 9.27.4.1.(1) requires caulking, where appropriate, to prevent water penetration. Sentences 9.27.4.1.(2) & (3) identify requirement of caulking to be waived allowing for the protection of the assembly by suitably lapped or flashed trims preventing water penetration. Summarizing the above, all holes and gaps that allow direct entry of water to the other side of the siding must receive caulking. However, where the proper overlapping and shaping of the trim profile protects the direct entry and flushes potential water away, the caulking is not required. The design must also consider detailing and analysis of the thermal movements of the vinyl siding, taking into the account sun exposure and climatic data. The same extent of overlap may, in one instance be more than needed, but in the case of long stretches and extreme low/high temperature ranges, may not be enough.

The same refers to the issue of caulking between J-mould and door frame or trim. If the J-mould is installed so that no overlap protection is provided to the door frame or trim, the caulking between these two elements is required.

Subsection 9.27.13 refers to more information on this topic provided in standard CGSB 41-GP-24Ma, subsequently superseded by standard CAN/CGSB 41.24-95. Section 1.2 of CAN/CGSB 41.24-95 refers to installation procedures in standard CAN/CGSB 41-33 - "Installation of Rigid Vinyl Residential Siding, Soffits and Fascia".



R. J. Light, Committee Chair