
THE USE OF SPRAY FOAM INSULATION IN LIEU OF VENTING ROOF SPACES

Sentence 9.19.1.1.(1) of Vancouver's Building By-Law (VBBL) requires the venting of roof spaces where there is insulation between the ceiling and the underside of the roof sheathing, except where it can be shown to be unnecessary.

Effective January 1, 2015, the City will require an alternative solution to be submitted for all types of spray foam (no exceptions) which are applied to a roof deck or roof in lieu of venting the roof space. The alternative solution proposal must clearly demonstrate that all of the applicable function and objective statements are met.

Using spray foam without venting a roof space is an alternative solution under the VBBL and that a registered professional needs to be involved to take responsibility. The careful design and installation of the spray foam is critical in order for it to function properly. Some of the issues that are required to be addressed are as follows:

1. Proper installation by qualified contractors.
2. The moisture content of the substrate must be within acceptable limits prior to application of the spray foam.
3. The spray foam must be applied with the correct thickness.
4. The required R value must be met.
5. The application must be acceptable from a building envelope perspective.
6. Compliance with the applicable ULC standards S705.1, S705.2, S712.1, and S712.2.

The City will require the following information to be included in alternative solution submissions:

1. A job site label affixed to the electrical panel will be required for all projects and will include the following information, as required for all spray foam installations:
 - Job Site Address:
 - Date:
 - Product Name and CCMC Number:
 - Installer name and Certificate #:
 - Daily Work Sheet #:
 - Moisture content of the substrate at the time of spray foam application:
2. The alternative solution submission must indicate that the spray foam will meet the applicable standards (i.e. S705.1, S705.2, S712.1, and S712.2).
3. Daily job records must be made available to the District Building Inspector upon request.

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