

PLANNING & DEVELOPMENT SERVICES ADVISORY



Cold Weather Stucco Application

Purpose

This bulletin is to inform staff, developers, builders, sub-contractors, designers and homeowners of an option available for exterior cladding applications on residential dwelling units during cold weather.

Background Information

Article 9.28.6.1 of the National Building Code of Canada requires that external cladding applications using stucco must comply with minimum temperature regulations. These requirements stipulate that the base for stucco be maintained above freezing and the temperature of the stucco be maintained at a temperature of not less than 10°C during application and for a minimum of 48 hours afterwards.

Option A:

As per the requirements, when the temperature of the exterior walls and environment is below the minimum temperature, heating and hoarding is used to provide a compliant application of the cladding.

Option B:

Should Option A have negative financial implications and occupancy is desired during a period of cold weather, the City may consider granting a temporary occupancy permit for residential dwelling units subject to the following conditions:

- All life safety requirements and building permit conditions other than finished stucco have been met to the satisfaction of the Building Inspector
- The exterior of the building is wrapped in a weather-resistant barrier designed by the manufacturer to protect the exterior framing and insulation in a manner that is satisfactory to the Building Inspector
- The exterior weather barrier can be shown to have not substantially degraded over the time period that the building exterior remains unfinished
- The builder and homeowner provide to the Building Inspector a letter of commitment for the agreed completion date of the application of the finished stucco
- Upon completion of the final exterior finish, an additional final building inspection is to be requested in order to receive a permit for occupancy. At this time, there is no fee being charged for this additional inspection.
- Builders electing to use Option B have not demonstrated a history of failing to meet the commitments as outlined in this bulletin

Additional Information for Application of Weather-Resistant Barriers

In subsection 9.27.2, the National Building Code of Canada discusses the role of the first and second plane of protection on the exterior of a building. Together, these two planes provide the required protection for the building. However, during the period of temporary occupancy, the first plane in the system will not be in place.

When preparing the structure for temporary occupancy during cold weather, apply a weather-resistant barrier to the exterior. While there is no formal standard in the building code for products to be used in a temporary application, products such as the Tyvek® and Typar® family of products are commonly used to provide a level of moisture and air resistance temporarily.

Consult the installation guidelines provided by the manufacturer and ensure your application is consistent with the direction provided. Where appropriate, use the entire system developed by the manufacturer for the application, including the recommended tape and fasteners. Installing the entire system as recommended by the manufacturer will ensure the weather-resistant barrier performs according to the specifications and will help to avoid the barrier tearing in windy conditions.

NOTE: This bulletin is provided for information purposes only. If any contradiction between this bulletin and the relevant bylaws or applicable codes is found, those bylaws and codes are the legal authority on the matter.

For more information on Building Permits, Building Safety or Zoning Information, please visit Regina.ca or contact [Service Regina](#).

Cold Weather Stucco Compliance Application Form

Applicant Name: _____

Home Builder Company: _____

Exterior Contractor Company: _____

Building Address: _____

Building Permit Number: _____

Estimated Date of Completion: _____ **(Inspection required upon completion)**

Manufacturer and product model of exterior weather resistant barrier applied:

Signature Applicant

Signature Homeowner

