

Commercial Exterior Insulation Guide – Energy Retrofits

This process applies to buildings that use the National Building Code (NBC) Subsections 3.2.3 or 9.10.14 for the spatial separation design. [See Residential Exterior Insulation Guide – Energy Retrofits](#) for houses, duplexes, semi-detached and rowhouses (buildings which fall under the scope of Subsection 9.10.15 of the NBC).

Purpose of this guide

To encourage the safe and effective installation of exterior insulation, the City of Regina has pre-approved accepted variations to the National Building Code that seek to balance fire risk, building envelope risks, and energy efficiency benefits.

Do I need a permit?

A building and development permit is required to install insulation to the exterior of an existing building designed under Subsections 3.2.3 or 9.10.14.

Building Standards' Approach

When an exterior wall is extended closer to another building or property line by means of exterior insulation, the National Building Code of Canada requires additional provisions to help reduce the risk of fire spreading.

The accepted variations¹ below are City of Regina accepted alternatives to providing full compliance of the National Building Code of Canada (NBC), Subsection or 3.2.3 or 9.10.14. where practicable to do so. Owners are encouraged to comply with the prescribed requirements of the NBC.

Requirements for Permit Application

- Scaled site plan, with labeled distance between buildings and property lines
- Buildings designed under Part 3 and 5 must have drawings sealed by a design professional licensed to practice in the Province of Saskatchewan.
- Spatial calculations in conformance with Subsection 3.2.3 or 9.10.14, as applicable to the project
- Provide components of existing wall systems, including adjacent wall systems for other buildings located on the same site

Accepted Variations

If noncombustible exterior insulation is used:

- Unprotected openings permitted to remain but cannot increase in size
- Existing interior wall finish can remain
- Exterior gypsum sheathing required by Sentence 3.2.3.7(4) or Clause 9.10.14.5.(3)(d) can be waived

Note: Cladding to meet Subsection 9.10.14 or 3.2.3, as applicable to the project

¹The accepted alternatives have been accepted under NBC Article 1.1.1.1, Division A which prioritizes specific code elements and offers an evaluation process for the cost and benefit analysis when providing renovations to an existing building.