



Party Wall – Best Practices

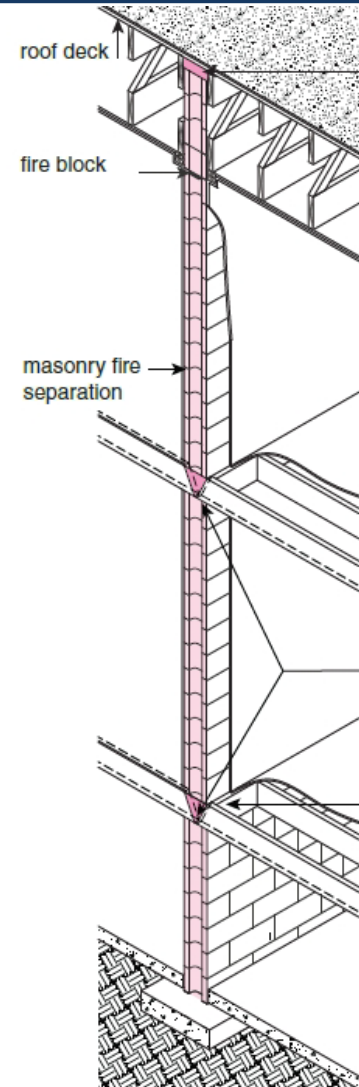
BKC Webinar July 20th



INTRO: PARTY WALLS CONUNDRUM



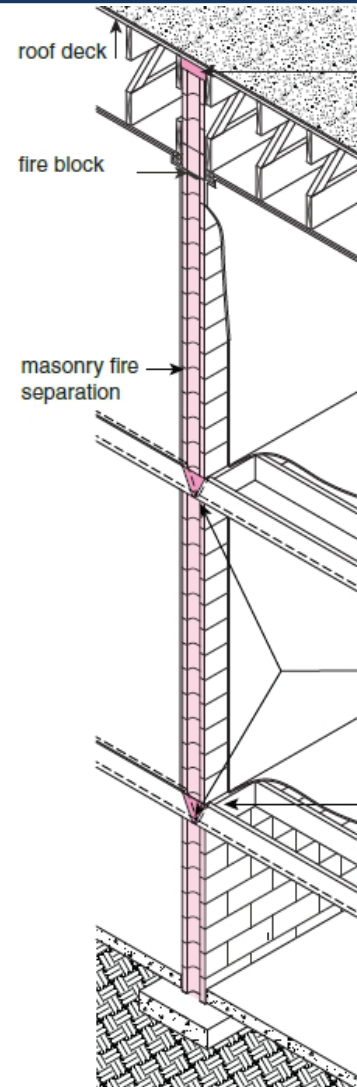
- **No heat is lost through party walls – both sides are heated!**
- **But energy requirements bring a lot of attention to wanting party walls airtight**
- What is the problem?
 - 'guarded' test is impractical (test procedure)?
 - we want the same airtightness criteria for detached and attached homes in the code (code values suggesting inferior performance)?
 - infiltration through party walls may have health & safety implications?
 - risks for radon ingress and depressurization causing back drafting (safety)
 - party walls are not smoke tight (health & safety)
 - air borne sound makes it through the party wall (health)
 - indoor air contaminants and irritants can reach from one unit to another (health)



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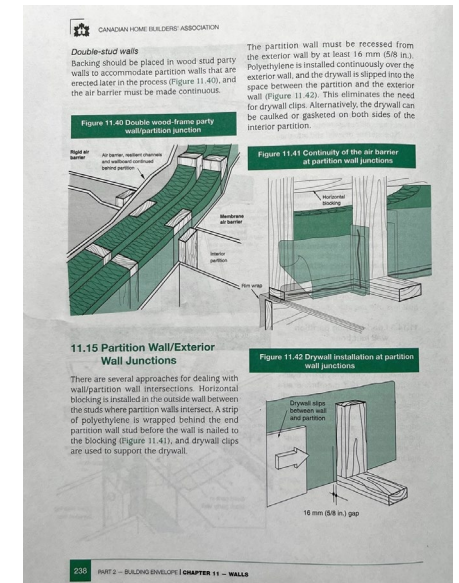
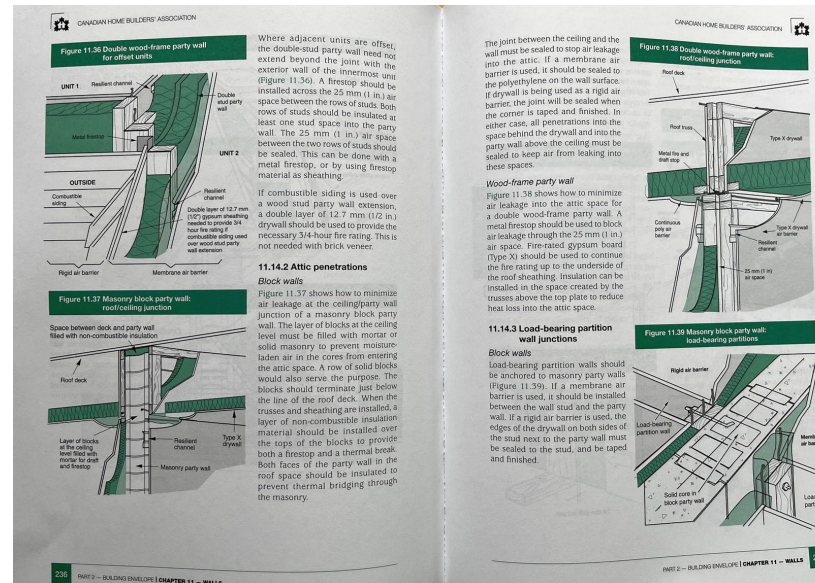
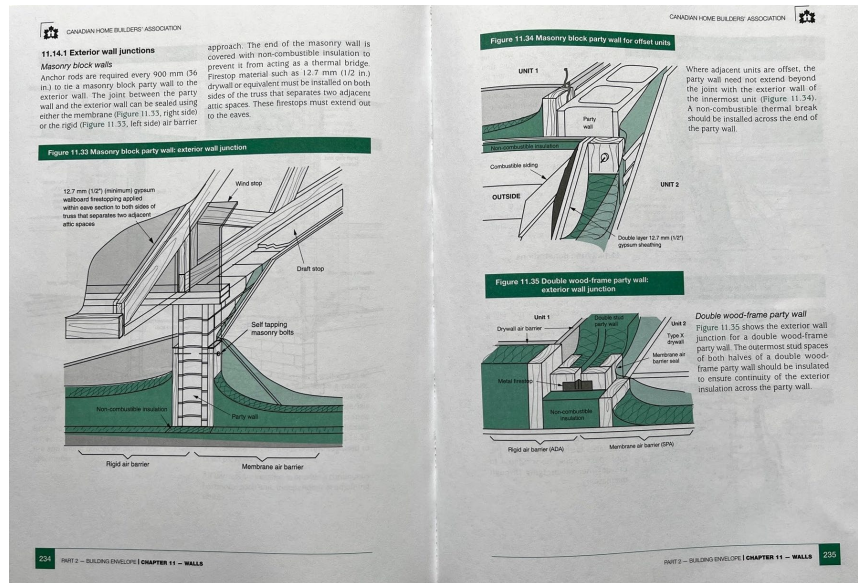
- And, if a builder wanted to do it right?
- What's the best way?
- What makes it difficult?
 - Some designs can result in complex interfaces between exterior walls and partitions and between storeys (complexity)
 - Construction process often leaves finishing party walls until the end of a project to make it easier for trades to move between units (process/scheduling)
 - Some guidance in Builders' Manual
 - Not a lot of guidance in National Codes and Part 9 Illustrated Guide



INTRO: ENERGY REQUIREMENTS – AIRTIGHTNESS FOR PARTY WALLS



- CHBA Builders' Manual



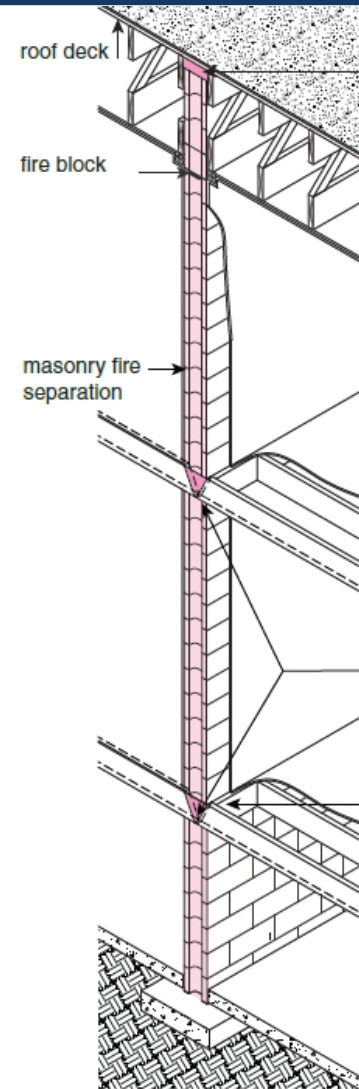
- ... hoping to update these details

INTRO: PARTY WALL PROJECT

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- The Problem
 - All the (possible) problems involve air leakage
 - **Not known/verified what constitutes best practices**
- CHBA's Need
 - to provide best practice guidance on party walls in the CHBA Builders Manual
- CHBA's Action
 - consulted members to identify their construction practice
 - worked with NRC to incorporate possible best party wall construction practices into a research project
- CHBA's Desired Outcome
 - Verified/evaluated guidance for details in CHBA Manual



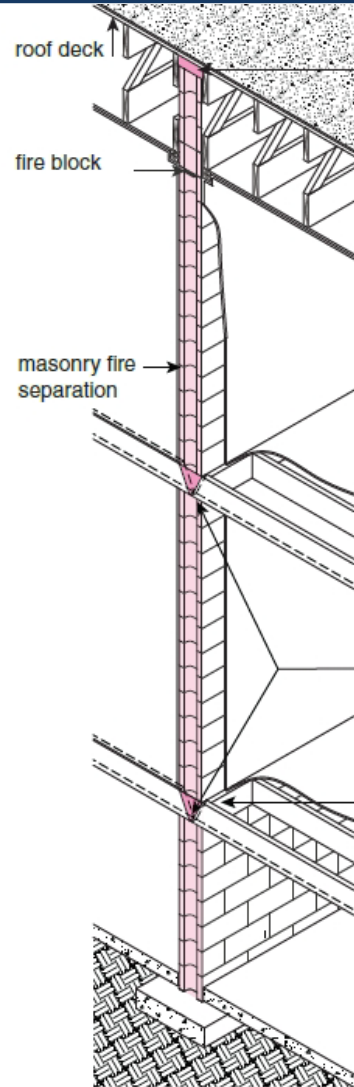
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Before Michal presents NRC research,
we would like your help
in understanding current practice:

- Polls
 - Testing
 - Proven Details
 - Construction Opening



OUTRO: FUTURE CODES AND PARTY WALLS

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- Off possible interest:
- Proposal for 2025 National Building Code Section 9.36:
 - **Using NLR (Normalized Leakage Rate) instead of ACH (Air Changes per Hour) as airtightness metric in the performance compliance**
 - What will this mean?
 - Better consideration of party wall airtightness!
 - Small homes/units will be evaluated fairer!
- Watch for PCF 1819 during public reviews
 - Fall public review (Nov/Dec '23)
 - Winter public review (Feb/Mar '24)