



Canada Mortgage
and Housing Corporation

Société canadienne
d'hypothèques et de logement

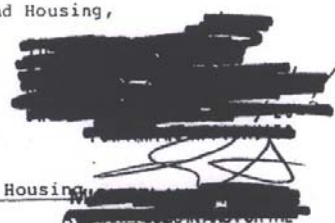
National Office

Bureau National

August 27, 1981

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Mr. John C. Johnston,
Deputy Minister of Lands, Parks and Housing,
1019 Wharf Street, 6th Floor,
Victoria, British Columbia.
V8W 2Y9



Dear Mr. Johnston:

Re: Moisture Induced Problems in Housing

The purpose of this letter is to make you aware of a situation we believe requires your attention. It has become evident to the Corporation that there has been a significant increase in the incidence of moisture induced damage in frame construction. The problem is most commonly encountered in single family housing and the damage appears to be occurring in the exterior walls.

There is an apparent close relation between energy conservation attempts and high levels of moisture accumulation. In some cases, structural deterioration of the wall has resulted. The worst conditions have been encountered in the coastal areas, but there is insufficient evidence to conclude that the problem is confined to those regions.

I have attached to this letter a brief technical description of the problem and suggest that the matter be brought to the attention of your colleagues directly concerned with regulation of structural safety and public health. I have already written to the Chairman of the Associate Committee on the National Building Code, giving him the same information and requesting that he, with the Associate Committee NBC and the Provincial Advisory Committee NBC, take a lead role in providing a focus and impetus towards developing the regulatory standards and technical measures necessary to prevent such problems.

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I have also written separately to the Deputy Minister of Housing of the Province of Newfoundland, giving him the information we have and offering the close technical collaboration of CMHC with his officials. The problem is most prevalent in Newfoundland and the Deputy Minister of Housing in that Province is well aware of it.

I have committed substantial CMHC resources, both staff and money, towards seeking measures which will reliably diminish the problem in the future. Among the steps we are taking, are surveys to determine the exact nature, extent and severity of the moisture induced problems, as they are manifested in different parts of Canada. In my view, these efforts should involve close collaboration between our respective staffs and I would welcome your ideas on the form this might take, as it applies to your province.

Yours sincerely,



R.V. Hession,
President.