

CITY & COUNTY OF DENVER COMMUNITY PLANNING & DEVELOPMENT BUILDING PERMIT POLICY		
Subject: HOME INSPECTIONS CONTAINING WEYERHAEUSER FLAK JACKET® TJI JOISTS		
Approved: Eric Browning, P.E., Building Official		
Number: ADMIN 140.4	Issued Date: February 22, 2023	Page: 1 of 1

Reference: Denver Building Code ADMIN 140.4

POLICY:

The Denver Community Planning and Development department is aware that the potential exists for formaldehyde exposure in homes built with Weyerhaeuser Flak Jacket® TJI Joists manufactured after December 1, 2016. The Flak Jacket® coating is defective and may be emitting formaldehyde.

In order to protect City employees who may be inspecting these homes, the builder of any home that contains the Weyerhaeuser Flak Jacket® TJI Joists manufactured after December 1, 2016, will need to obtain a third-party inspection to verify that the structure does not have unsafe levels of formaldehyde prior to a city inspector entering the building.

Allowable Formaldehyde Concentration

Third-party testing must confirm that formaldehyde concentrations in the home are less than the action level set by OSHA of 0.5 ppm (0.5 part formaldehyde per million parts of air) when calculated as an eight-hour time-weighted average.

For more information on formaldehyde, allowable exposure limits, and triggers for monitoring in the workplace, please consult the OSHA Formaldehyde Standard (29 CFR 1910.1048) available at www.osha.gov/pls/oshaweb/owadisp.show_document?p_id=10075&p_table=STANDARDS or the OSHA Fact Sheet on Formaldehyde available at www.osha.gov/OshDoc/data_General_Facts/formaldehyde-factsheet.pdf.

When a City Inspection can Occur for Homes Built with Weyerhaeuser Flak Jacket® TJI Joists Manufactured after December 1, 2016

If third-party test results show acceptable formaldehyde concentrations of less than 0.5 ppm, then the City will inspect as normal.

If third-party test results show formaldehyde concentrations at or above 0.5 ppm, then the owner will need to complete additional remediation and subsequent testing before the City will inspect the home.

Third-party test results must be clearly and visibly posted at the point of entry to the home. This may require multiple tests if a city inspector needs to enter the home before, during, and/or after the remediation process.

Qualifications for a Third-party Testing Company

The company or individual performing the air testing must have a minimum of 2 years of experience with air monitoring and testing for commercial and/or residential facilities. The name of the testing party must be clearly listed on the results posted at the point of entry to the home.