



Moisture Barrier on Foundation Walls

The Building Standards Department issues Builder Tips as part of our customer service program. They are designed to provide an improved understanding of the Building Code and to reduce the costs associated with correcting infractions. Please contact your area building inspector for further information or call the Building Standards Department at 905.475.4848 extension 2189

9.13.2.5. Moisture Protection for Interior Finishes (See Note A-9.13.2.5.)

(1) The interior surface of foundation walls below ground level shall be protected by means that minimize the ingress of moisture from the foundation wall into interior spaces where

- (a) a separate interior finish is applied to a concrete or unit masonry wall that is in contact with the soil, or
- (b) wood members are placed in contact with such wall for the installation of insulation or finish.

(2) Except as provided in Sentence (3), where the protection of interior finishes required in Sentence (1) consists of membranes or coatings,

- (a) the membrane or coating shall extend from the basement floor surface up to the highest extent of the interior insulation or finish, but not higher than the exterior finished ground level, and
- (b) no membrane or coating with a permeance less than $170 \text{ ng}/(\text{Pa}\cdot\text{s}\cdot\text{m}^2)$ shall be applied to the interior surface of the foundation wall above ground level between the insulation and the foundation wall.

OBJECTIVE

Interior moisture barriers applied on foundation walls below grade protect insulation and wood framing from possible long-term damage caused by moisture. To better control moisture on foundation walls, it is good construction practice to allow adequate concrete curing time before covering the wall with insulation.

It is common practice in the building industry to use building paper as a moisture barrier. When this practice is employed the building paper is not required on the portion of the wall above grade. This will allow the wall to 'breathe'.

