



Rooms Over Garages

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

9.25.3.1. Required Barrier to Air Leakage

(1) Wall, ceiling and floor assemblies that separate conditioned spaces from unconditioned spaces or from the ground shall be constructed so as to include an air barrier system that will provide a continuous barrier to air leakage

(a) from the interior of the building into wall, floor, attic or roof spaces sufficient to prevent excessive moisture condensation in such spaces during the winter, and

(b) from the exterior or the ground inward sufficient to

(i) prevent moisture condensation on the room side during winter,

(ii) ensure comfortable conditions for the occupants, and

(iii) minimize the ingress of soil gas.

(See Note A-9.25.3.1.(1))

9.25.4.1. Required Barrier to Vapour Diffusion

(1) Thermally insulated wall, ceiling and floor assemblies shall be constructed with a vapour barrier so as to provide a barrier to diffusion of water vapour from the interior into wall spaces, floor spaces or attic or roof spaces.



OBJECTIVE

The floor in rooms located above garages must be insulated. A vapour barrier and air barrier must be installed. The vapour barrier must be installed on the warm side of conventional batt-type insulation. This is a labour intensive procedure.

A more effective and efficient method of insulating the underside of the floor is the use of a spray-in-place foam insulation. Most spray-in-place foam insulations provide the thermal insulation value, perform as an air barrier, do not require the installation of a vapour barrier and are easily installed. Exposed foam insulation within the drop ceiling must be covered with an approved thermal barrier. (gypsum board). The use of spray-in-place foam for insulating the floor above a garage has greatly reduced the number of cold floor complaints received by the city. The illustration shows a heated space installation method

