

# **Builder Tip**

ROOMS OVER GARAGES

Issue No: 28 Issued May1999 Revised March 2015 Updated to 2012 Building Code

#### ONTARIO BUILDING CODE

## 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 heating season, and
  - (b) from the exterior inward sufficient to prevent moisture condensation on the room side during the heating season .

## 9.25.4.1. Required Barrier to Vapour Diffusion

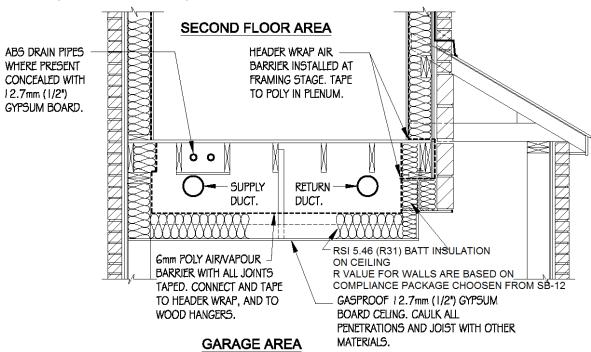
 Thermally insulated wall, ceiling and floor assemblies shall be constructed with a vapour barrier sufficient to prevent condensation in the wall spaces, floor spaces or attic or roof spaces.

#### **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 <a href="mailto:spray-in-place">spray-in-place foam</a> <a href="mailto:insulation">insulation</a>. Most spray-in-place foam insulations provide for 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 below shows a heated space installation method.



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) 475-4850