

Ontario's Building Code

OBC-NBC	PROPOSED CHANGE TO THE 2006 BUILDING CODE		
CHANGE NUMBER	R-B-09-18-01	CODE REFERENCE	Div. B 9.18.6.2.
DESCRIPTION OF PROPOSED AMENDMENT	Clarify that the performance of the ground cover in heated crawl spaces shall be equivalent to that of an air barrier.		

EXISTING 2006 BUILDING CODE PROVISION(S)

9.18.6.2. Ground Cover in Heated Crawl Spaces

- (1) Where a crawl space is heated, a ground cover consisting of not less than 0.15 mm (0.006 in) polyethylene sheet conforming to CAN/CGSB-51.34-M, "Vapour Barrier, Polyethylene Sheet, for Use in Building Construction", shall be provided.
- (2) The ground cover required in Sentence (1) shall,
 - (a) have its joints lapped not less than 300 mm (11¾ in), and sealed and weighted down, or
 - (b) be covered with a concrete skim coat not less than 50 mm (2 in) thick.
- (3) The perimeter of the ground cover required in Sentence (1) shall be sealed to the *foundation* wall.

PROPOSED CODE CHANGE

Revise Article 9.18.6.2. as follows:

9.18.6.2. Ground Cover in Heated Crawl Spaces

- (1) Where a crawl space is heated, a ground cover consisting of not less than 0.15 mm (0.006 in) polyethylene sheet conforming to CAN/CGSB-51.34-M, "Vapour Barrier, Polyethylene Sheet, for Use in Building Construction", shall be ~~provided~~ installed as part of an *air barrier system* in accordance with Subsection 9.25.3 - 2011.
- (2) The ground cover required in Sentence (1) shall have its joints lapped not less than 300 mm (11¾ in), and
 - (a) be sealed and evenly weighted down, or
 - (b) be covered with a concrete ~~skim coat~~ not less than 50 mm (2 in) thick.
- (3) The perimeter of the ground cover required in Sentence (1) shall be sealed to the *foundation* wall. (See A-9.13.4. and 9.25.3.6.-2011, and A-9.25.3.6.(2) and (3)-2011 in Appendix A.)
- (4) All penetrations of the ground cover required in Sentence (1) shall be sealed against air leakage. (See Subsection 9.25.3.-2011)

RATIONALE FOR CHANGE

Problem / General Background

Technical

The current requirements are not consistent with the air barrier requirements in Subsection 9.25.3. regarding the sealing of penetrations through the air barrier, which may have adverse implications for the protection against radon ingress.

Justification / Explanation

Technical

The proposed change makes the installation of ground cover in heated crawl spaces consistent with the air barrier requirements in Subsection 9.25.3., thus providing the same level of protection against radon ingress.

Cost / Benefit Implications

The proposed change would increase the cost of providing ground cover in heated crawl spaces. The increase would be the cost of sealing penetrations through the plastic sheets (pipes, cables, etc) with caulking. The incremental cost depends on the number of penetrations through the floor but can be classified as minor cost increase in typical Part 9 buildings.

Enforcement Implications

The proposed change can be enforced with the tools currently available and within the existing infrastructure.

Who is Affected

Builders, contractors, building officials.

Objective-Based Analysis

Provision	9.18.6.2.(4) new
Objective	OH1.1, OS2.3
Functional Statement	F40, F61