

ROOMS OVER GARAGES

ONTARIO BUILDING CODE REQUIREMENTS

Section 9.25.3.1. Required Barrier to Air Leakage

(1) Thermally insulated wall, ceiling and floor assemblies shall be constructed so as to include an air barrier system which 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 inward sufficient to prevent moisture condensation on the room side during winter.

9.25.4.1. Required Barrier to Vapour Diffusion

(1) 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.

COMMENTARY

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 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 Town.

This illustration shows a heated space installation method.

