

BC BUILDING CODE INTERPRETATION COMMITTEE
AIBC, APEGBC, BOABC, POABC

File No: 98-0080

INTERPRETATION

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Interpretation Date:

December 17, 2003

Building Code Edition:

BC Building Code 1998

Subject:

Protection from Dampness

Keywords:

wood frame construction, dampness, sill gasket

Building Code Reference(s):

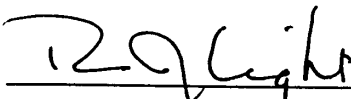
9.23.2.3.(1)

Question:

1. If a slab on grade is placed on top of a polyethylene film that is more than .05 mm thick, does this waive the requirement for "protection from dampness" for any wood members that come in contact with such slab? In other words, is such a slab considered to be "in contact with the ground"?
2. If a below grade concrete foundation wall is provided with asphaltic damproofing on the exterior surface, does this waive the requirements for "protection from dampness" for any wood members that come in contact with such concrete wall?
3. Is foam sill gasket a suitable material to separate wood components from concrete that is in contact with the ground?

Interpretation:

1. No. A slab on grade is still considered to be in contact with the ground even when it is placed on top of a polyethylene film. Therefore any wood that is not pressure treated with wood preservative that comes in contact with such slab must be protected from dampness in accordance with Sentence 9.23.2.3.(1).
2. No. A below grade concrete wall is still considered to be in contact with the ground even when it is provided with asphaltic damproofing. Therefore any wood that is not pressure treated with wood preservative that comes in contact with such wall must be protected from dampness in accordance with Sentence 9.23.2.3.(1), except when the wood member is at least 150 mm above the ground as described in Sentence 9.23.2.3.(2).
3. Yes, provided that it can be demonstrated that the foam sill gasket has a permeance that is equal or better than .05 mm polyethylene film or Type S roll roofing. Most foam sill gaskets are manufactured with polyethylene, so they meet the permeance requirements.



R. J. Light, Committee Chair

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