



May 2004

Interior Damp Proofing of Walls

Code Interpretation by Ministry of Municipal Affairs & Housing

Sentence 9.13.3.3. (3) addresses the application of a membrane or coating applied to the interior side of a foundation wall at the above grade portion when installed “between the insulation and the foundation wall”

Where the Spray applied polyurethane foam is acting as the insulation and is applied directly to the foundation wall above the ground level, it is permitted since it is not located between the insulation and the foundation wall and would not be adversely affected by moisture.

The restrictions on a material stopping at ground level is to allow for any moisture that might find its way into a finished wall cavity adjacent to the foundation wall to be able to vent to the exterior without affecting the interior finishes. Polyurethane foam insulation combined with a

vapor barrier would restrict moisture from within the house from reaching the foundation wall where it may condense.

This response is provided by the staff of the building and Development Branch of the Ministry of Municipal Affairs and Housing. Under the Building Code Act, the local municipality is the authority having jurisdiction for enforcing the Ontario Building Code Act and its Regulations.

“No membrane or coating with a permeance less than $170\text{ng}/(\text{pa}\cdot\text{s}\cdot\text{m}^2)$ (3 PERM INS.) shall be applied to the interior surface of the foundation wall above ground level between the insulation and the foundation wall.”

