


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0120

INTERPRETATION

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Interpretation Date:	March 10, 2026
Building Code Edition:	BC Building Code 2024
Subject:	Heated Crawlspace Vapour Barrier
Keywords:	Air Barrier Systems, Vapour Barrier
Building Code Reference(s):	9.18.6.2.(1), 9.18.6.2.(2), 9.25.3.3.(6), 9.25.3.6.(3)
Question:	<ol style="list-style-type: none">1. If a 50mm thick concrete slab is installed above the ground cover within a heated crawlspace, are overlapping ground cover joints required to be sealed?2. Sentence 9.18.6.2.(4) requires penetrations of the ground cover shall be sealed against air leakage. Does this apply to the overlapping joints?
Interpretation:	<ol style="list-style-type: none">1. No. <p>Clause 9.18.6.2.(2)(b) does not require ground cover joints to be sealed when they are covered by 50mm thick concrete and the joints overlap by a minimum 300mm.</p><p>Further, Article 9.18.6.2. refers to Subsection 9.25.3. and Sentence 9.25.3.6.(3) states that where the air barrier is a flexible sheet material and is installed below a floor-on-ground, the barrier shall be lapped not less than 300mm.</p>2. No. <p>Sentence 9.18.6.2.(4) states that all penetrations of the ground cover shall be sealed against air leakage with reference to Subsection 9.25.3. As per Sentence 9.25.3.3.(6), the penetrations such as “those created by the installation of doors, windows, electric wiring, electrical boxes, piping or ductwork” would need to be appropriately sealed to the air barrier material to maintain the integrity of the air barrier system over the entire surface.</p> <p> _____ Patrick Shek, P.Eng., CP, FEC, Committee Chair</p>
<p>The views expressed are the consensus of the joint committee with members representing AIBC, EGBC and BOABC, which form the BC Building Code Interpretation Committee. The Building and Safety Standards Branch, Province of BC and the City of Vancouver participate in the committee's proceedings with respect to interpretations of the BC Building Code. The purpose of the committee is to encourage uniform province wide interpretation of the BC Building Code. These views should not be considered as the official interpretation of legislated requirements based on the BC Building Code, as final responsibility for an interpretation rests with the local <i>Authority Having Jurisdiction</i>. The views of the joint committee should not be construed as legal advice.</p>	