



REGIONAL DISTRICT
of
NORTH OKANAGAN

INFORMATION BULLETIN

RDNO Building Inspection Department
File No. 3760.01

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Required Information for Suspended Garage Slab Building Permit Applications

The British Columbia Building Code makes no reference to suspended garage slabs or about how to install them. We are concerned that moisture, either by condensation or leakage, will eventually weaken the structural members and cause failure.

In order to receive a building permit for a garage containing a suspended garage slab or wood framed garage floor with concrete topping it is the responsibility of the plan reviewer to ensure that the following documents are received from the Structural Engineer: Schedules B, P and a copy of their certificate of insurance complete with two (2) sets of engineered sealed drawings (at a scale of $\frac{1}{4}'' = 1'-0''$).

The design and the construction shall contain some form of a water proofing material. As a result, the Regional District of North Okanagan's Building Department will require that the structural engineer (or an architect) sign off on item 1.23 of the Schedule B (Environmental Separation).

Insulation below a concrete suspended slab is to be spray applied rigid medium density polyurethane foam (Minimum R-28) because venting for other types of insulation, as required by Code, is not possible. Alternatively, this type of insulation may not be required if the garage is designed to be heated to a minimum of 15 degrees Celsius.

These requirements are in addition to the standard building permit application submission requirements.

Contact:

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