



District of Peachland
PLANNING AND DEVELOPMENT
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SUSPENDED GARAGE SLAB INFORMATION BULLETIN

Required Information for Suspended Garage Slab Building Permit Applications – Part 9 Single & Two Family Dwellings

- All suspended slabs are required to be designed and approved by a Professional Engineer (Registered in the Province of BC) under Part 4 of the British Columbia Building Code (BCBC).
- All suspended slabs are required to have an approved membrane or alternate, designed and approved by a Professional Engineer or Architect (Registered in the Province of BC) under Part 5 of the British Columbia Building Code (BCBC).

HEATED & INSULATED SPACES BELOW GARAGE

- All exterior walls must comply with building code requirements for insulation and vapour barrier
- The ceiling must be insulated to a minimum of R-28 with a closed cell spray foam
- All foam insulation must be protected as per BCBC 9.10.17.10

UNHEATED SPACE BELOW GARAGE

- No insulation required around perimeter of the garage with the exception of common walls to the single-family dwelling
- No source of heating permitted to be installed
- Must be marked “Unfinished” and “Un-heated” on submitted permit plans
- Must have 600mm (24”) frost protection to all common walls of the residence requiring insulation
- Insulation must be protected on the common wall of the single-family dwelling if the space is to be used for storage

Other Information

The British Columbia Building Code makes no reference to suspended garage slab 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, The District of Peachland require the following documents:

- Structural Engineer: Schedule B complete with 2 sets of sealed drawings (Scale: ¼” = 1’-0”)
- Structural or Architect: Schedule B complete with 2 sets of drawings with membrane details (Scale: ¼” = 1’-0”)

The suspended slab as per BCBC shall be protected by using an approved membrane system as defined in CAN/CSA S413-14. Insulation below the slab is to be spray applied rigid medium density polyurethane foam (minimum R-28 closed cell) unless cross ventilation or mechanical ventilation can be provided.

The design and the construction shall contain some form of a water proofing material. As a result, The District of Peachland’s Building Department will require that the Structural Engineer (or an Architect or Building Envelope Consultant) sign off on item 1.23 of the Schedule B (Environmental Separation) and 1.25 (Building Envelope, testing, confirmation or both as per Part 10 requirements). These requirements are in addition to the standard building permit application submission requirements.