

Builder Tip

INSTALLATION OF AIR BARRIER AT WINDOWS, DOORS AND OTHER FENESTRATION

Issue No: 6 Issued May 1995 Revised March 2015 Updated to 2012 Building Code

ONTARIO BUILDING CODE

9.25.3.3. Continuity of the Air Barrier Protection

- (10)Penetrations of the air barrier system, such as those created by the installation of doors, windows and other fenestration shall be sealed to maintain the integrity of the air barrier system over the entire surface.
- (11)Where an interior air barrier is penetrated by doors, windows and other fenestration, the air barrier shall be sealed to the door frame or window frame with,

a)compatible tape, or

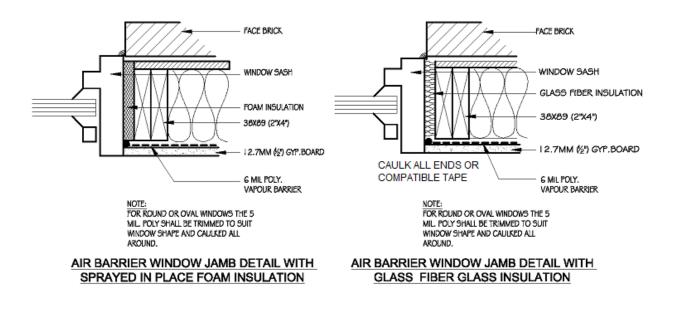
b)spray foam insulation

- (12)Where an exterior air barrier is penetrated by doors, windows and other fenestration, the air barrier shall be sealed to the door frame or window frame with,
 - a) compatible flexible flashing material,
 - b) caulking, or
 - c) spray foam insulation

OBJECTIVE

Measures for controlling the infiltration of moist indoor air are now regulated by the Building Code. Reducing air leakage will extend the life of a building by preventing or controlling the accumulation of moisture in the building envelope.

With the installation of windows and doors in the building envelope, the primary source of leakage is between the roof stud opening and the window/door unit. The details shown below illustrate the two most common methods used to protect the integrity of the air barrier at window and door penetrations.



The Building Standards Department issues BUILDER TIPS as part of our customer service program. They are designed to provide an improved understanding of the Building Code and to reduce the costs associated with correcting infractions. Please contact your area building inspector for further information or call the Building Standards Department at (905) 475-4850