



Sunshine Coast Regional District Building Division Policy

Ground Seal Requirements

May 10th 2010

Subject: Poly ground seal inspection

Policy: While the Regional District is not known for radon gas or soil gas issues, there is a requirement in the BC Building Code for ground seal under habitable areas. This is required to attain, among other reasons, an osmosis break between the ground and basement slab should any sub-slab moisture accumulate.

To this end, an inspection of the ground cover is required. At this time, the inspection will serve to also identify such things as:

1. Ground cover integrity itself
2. Sub slab compaction
3. Insulation of slab where required
4. Heating loops and insulation where required
5. Any slab reinforcement detailed by the structural engineer.
6. Sub slab services such as DWV and water service lines.
7. Confirmation of exterior drain tile elevations relative to proposed slab height.

Wherever possible inspection should be coordinated and timed to view as many if not all of the above stages of construction prior to pouring the concrete slab.

Sealing of the slab to the walls may be done at the time of inspection or after the pouring of the slab once the slab has cured, but prior to framing inspection for the basement.

Poly ground cover is also required under all scratch coats for crawl spaces as well as this serves to greatly reduce humidity levels and musty smells that can generate from crawlspaces during the heating season. It is also recommended that a ground seal be used in attached garage slabs for similar reasons.