

Moisture Protection for ICF Frost Walls (Canada)

Building codes in Canada require below grade moisture protection for all walls including Insulated Concrete Forms (ICF). For frost walls (stem walls), whether back filled on one or both sides, that do not connect to any portion of the building foundation or interior space, are not required to have moisture protection.

Except as provided in section 9.13.3.1; where hydrostatic pressure occurs, waterproofing is required for assemblies separating interior space from the ground to prevent ingress of water into building assemblies and interior spaces. Where the exterior finished ground level is at a higher elevation than the ground level inside the foundation walls, exterior surfaces of foundation walls below ground level shall be damp proofed.

9.13.3.1 Required Waterproofing

(1) Where hydrostatic pressure occurs, waterproofing is required for assemblies separating interior space from the ground to prevent the ingress of water into *building* assemblies and interior spaces.

(2) Waterproofing is required for roofs of underground structures to prevent the ingress of water into *building* assemblies and interior spaces.

Proper waterproofing and drainage of the subsoil is required for all walls which retain soil and enclose habitable space. Drainage shall be placed around the perimeter of the foundation wall at or below the footing or slab on grade level. The drains can be made of drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems. The drainage system shall discharge water by gravity or mechanical means into an approved drainage system.