

Dampproofing (Proprietary) Systems

The purpose of this bulletin is to inform contractors about the requirements of using proprietary dampproofing systems for foundation walls.

"This information is provided for convenience only and is not in substitution of applicable City Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws."

Effective 2010 August 16 contractors are required to submit a manufacturer's warranty certificate for proprietary dampproofing system, such as Delta MS, for foundation walls to the plumbing inspector at the time of inspection confirming that the system has been installed by qualified installers in accordance with the manufacturer's specification.

All proprietary dampproofing systems shall comply with the material standards as specified in 9.13.2.1. of the B.C. Building Code and have a Canadian certification by an acceptable testing agency such as Canadian Construction Material Centre (CCMC). Such certification shall be available to the Plumbing Inspector upon request.

If the contractor chooses to apply the conventional emulsified asphalt, as an additional dampproofing prior to the installation of the proprietary dampproofing system, it is not necessary to call for an inspection for the application of emulsified asphalt. However, the contractor should check with the manufacturer of the proprietary system to see if such application would void the warranty. The contractor is only required to call for dampproofing inspection by the plumbing inspector after the installation of the proprietary dampproofing system with the warranty certificate available on site.

Notwithstanding the inspection carried out by the plumbing inspector for the installation of the system, the inspector is solely relied on the warranty certificate as an indication that the system has been installed properly.

It is the responsibility of the contractor to take extra care during backfill and grading not to damage the dampproofing system.

If you have any questions, please contact the Building Department at 604-294-7130.