Builder Tip
Issue No: 6
January 1, 2025
Updated to 2024 OBC

Installations of Air Barriers at Windows and Doors

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 905.475.4848 extension 2189

9.25.3.3. Continuity of the Air Barrier Protection

(6.1) 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

(6.2) 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,

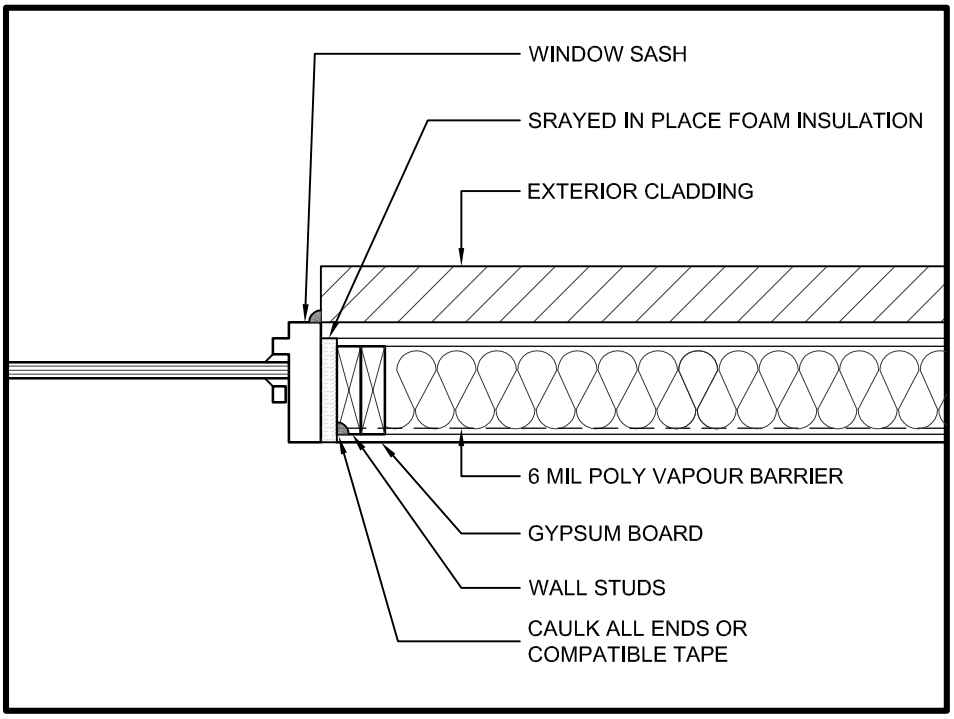
(b) caulking, or

(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.



DETAIL - AIR BARRIER WINDOW JAMB DETAIL WITH SPRAYED FOAM INSULATION