



CITY OF GLENDALE, CALIFORNIA

Community Development
Building & Safety Division

Bulletin: 23-1
Date: 11-15-23

Informational Bulletin

SUBJECT: Vapor Retarder at Existing Slab

Summary

Glendale Building and Safety Code Sections 1907.1 and R506.2.3 require Polyethylene vapor retarder to be placed between the base course or subgrade and the concrete floor slab. Garages, utility buildings and other unheated accessory structures are exempt from this requirement. When converting such structures to habitable uses, such as Accessory Dwelling Units (“ADU’s”), other approved equivalent methods or materials may be used to retard vapor transmission through the floor slab. The purpose of this Information Bulletin is to identify conditions, approved methods and materials that can be used in lieu of the polyethylene vapor retarder.

Approved Methods

- During construction, the existing slab must be shown to the building inspector to have the minimum 3 ½” thickness, structural soundness and to be reasonably free of settlement or cracks. Products with an evaluation report based on the current code edition and evaluated by International Code Council (ICC) Evaluation Services (ES) Acceptance Criteria for Waterproofing Membranes for Flooring and Shower Lining (AC115) may be used. Approval conditions of vapor retarder equivalent products for use on existing slabs are shown below. The list is not exhaustive. As such, the Building Plan Checker has the discretion to accept additional products provided the following conditions are met: The product was evaluated to ICC Acceptance Criteria for Waterproofing Membranes for Flooring and Shower Lining (AC115)
- The application shall comply with the respective approved evaluation report and manufacturer's published installation instructions.
- The Evaluation report and the manufacturer's published installation instructions shall be incorporated into the construction documents and be available for the building inspector.

Approved Products

A list of approved products are as follows:

- ICC ES Report No. 1413 - RedGard Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane, and Jamo Waterproofing Membrane.
- ICC ES Report No. 2417 - LATICRETE Hydro Ban



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- ICC ES Report No. 2785 - Polycoat-Aquatight and Flexideck P-TW Underlayment Waterproofing Systems
- ICC ES Report No. 3474 - Mapelastic Aqua Defense Waterproofing Membrane
- ICC ESR #2662 – AVM System 700 Waterproofing Membrane
- LARR (City of Los Angeles Research Report) #26218 – AVM Aussie Gas-Lock 420 Epoxy Vapor Barrier.

Exceptions:

A vapor retarder is not required:

- 1.For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.
- 2.For unheated storage rooms having an area of less than 70 square feet (6.5 m2) and carports attached to occupancies in Group R-3.
- 3.For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.
- 4.For driveways, walks, patios and other flatwork that will not be enclosed at a later date.
- 5.Where approved based on local site conditions.

APPROVED BY

A handwritten signature in blue ink, appearing to read "Ara Sargsyan", is written over a horizontal line.

Ara Sargsyan
Building Official

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