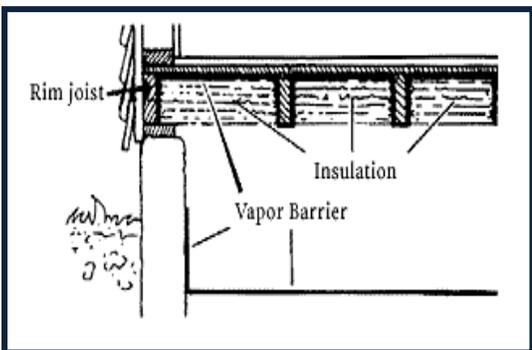


Crawlspace Requirements

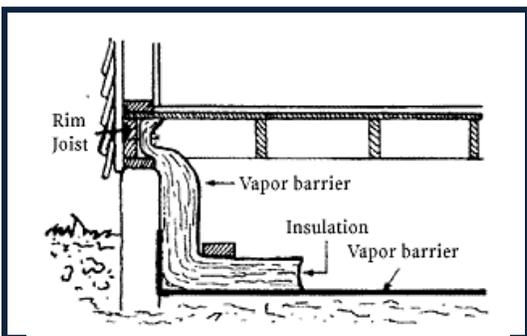
There are two ways for a crawlspace to comply with the building code, either as an unconditioned or conditioned crawlspace. Below are the requirements for each method.

Unconditioned Crawlspace:

Insulate floor joists with minimum R-30 insulation (or insulation sufficient to fill joist cavity, R-19 minimum), may ventilate crawlspace or use Class I vapor retarder (such as 6 mil plastic) on ground, must heat tape water lines to protect from freezing. All supply ducts shall be insulated with minimum R-6 insulation. All ducts outside the building thermal envelope shall be sealed and tightness verified by duct leakage testing done per Section N1103.3.1 of the 2018 IRC.



Unconditioned Crawlspace



Conditioned Crawlspace

Conditioned Crawlspace (IRC Section R408.3):

Insulate crawlspace perimeter walls with minimum R-10 continuous insulation (with no exposed paper, foam or combustible facings), provide Class I vapor retarder (such as 6 mil plastic) on ground, no exterior crawl space vents, provide **Conditioned air supply sized to deliver at a rate equal to 1 cubic foot per minute for each 50 square feet of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.11 of this code.**

If there is no conditioned air supply (no furnace, home heated by boiler, electric radiant, woodstove, etc.), provide **Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute for each 50 square feet of crawlspace floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.11 of this code.**

For example, a 1,500 square foot crawl space area requires at least a 30 cfm exhaust fan.

Mechanical exhaust openings must terminate outside, at least 3 feet from property lines, 3 feet from operable and non-operable openings into the building and 10 feet from mechanical air intakes, except where the opening is located 3 feet above the air intake. Exhaust openings shall be protected with corrosion-resistant screens, louvers or grilles having an opening size from 1/4 to 1/2 inch in any dimension. Openings shall be protected against local weather conditions.

The third option is **Dehumidification sized to provide 70 pints of moisture removal per day for every 1,000 square feet of crawl space floor area.**