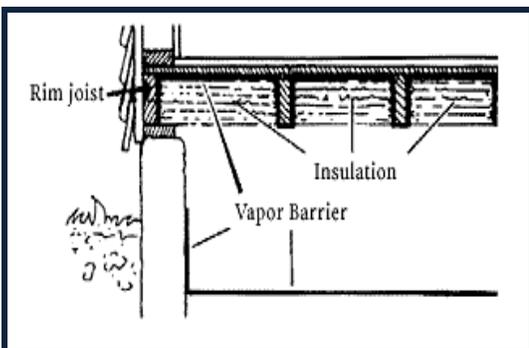


Crawlspace Requirements

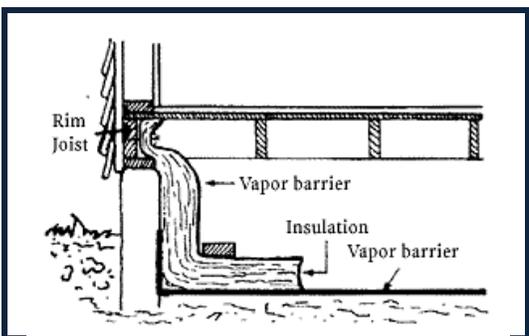
There are two ways for a crawlspace to comply with the building code, either as an unconditioned or conditioned crawlspace. Below are the requirements for each method.

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 shall be sealed and tightness shall be verified by leakage test done per Section N1103.2.2 of the 2012 IRC.



Unconditioned Crawlspace



Conditioned Crawlspace

Conditioned Crawlspace:

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 and transfer grill per 2012 IRC Section R408.3.2.2:

- **2.2. 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 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 system in crawl space per 2012 IRC R408.3.2.1:

- **2.1. 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 N1103.2.1 of this code.**

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.

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