

Loudon County Planning & Codes

2006 IRC – Unvented Crawl Space Information



R408.3 Unvented crawl space.

Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where:

1. Exposed earth is covered with a continuous vapor retarder. Joints of the vapor retarder shall overlap by 6 inches and shall be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches up the stem wall and shall be attached and sealed to the stem wall; and
2. One of the following is provided for the under-floor space:
 - 2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cfm for each 50 sf 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 N1102.2.8;
 - 2.2. Conditioned air supply sized to deliver at a rate equal to 1 cfm for each 50 sf 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 N1102.2.8;
 - 2.3. Plenum complying with Section M1601.4, if under-floor space is used as a plenum.

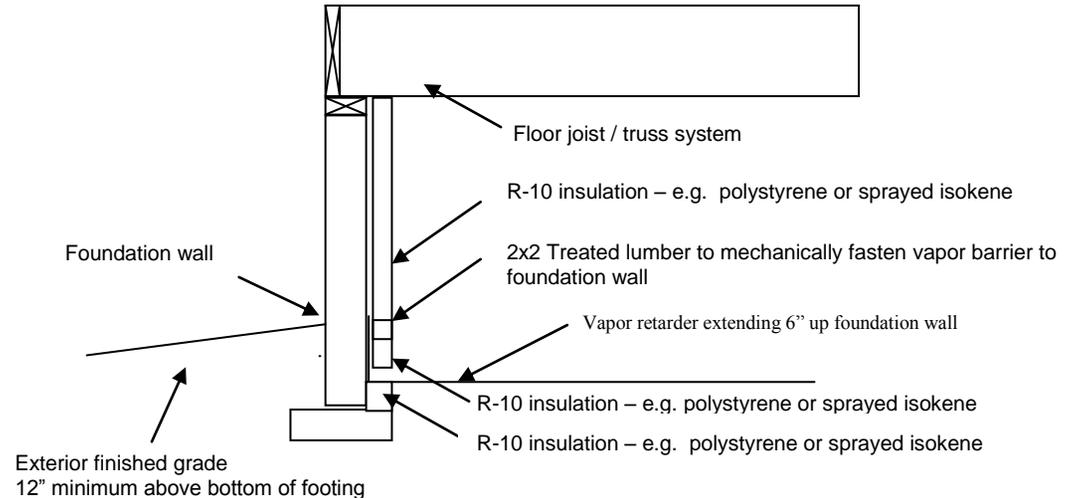
N1102.2.8 Crawl space walls.

As an alternative to insulating floors over crawl spaces, insulation of crawl space walls when the crawl space is not vented to the outside is permitted. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches. Exposed earth in unvented crawl space foundations shall be covered with a continuous vapor retarder. All joints of the vapor retarder shall overlap by 6 inches and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches up the stem wall and shall be attached to the stem wall.

M1601.4 Under-floor plenums

An under-floor space used as a supply plenum shall conform to the requirements of this section. Fuel gas lines and plumbing waste cleanouts shall not be located within the space.

Note: Unvented crawl spaces must have Radon Control measures in place.



Foundation Section View