

Loudon County Planning & Codes

2012 IRC - Crawl Space Information



R408 (partial section see the 2012 IRC for the full text)

R408.1 Ventilation

The under-floor space between the bottom of the floor joists and the earth under any building (except such space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of crawl space area. One such ventilating opening shall be within 3 feet of each corner of the building.

(Exception: The minimum net area of ventilation openings may be reduced to not less than 1sf for each 1500sf of under-floor space area where the ground is surface is treated with an approved vapor retardant material and the required openings are placed so as to provide cross ventilation of the under-floor space.)

R408.2 Openings for Under-floor Ventilation (partial section)

Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed ¼".

1. Perforated sheet metal plates not less than 0.070inch thick.
2. Expanded sheet metal plates not less than 0.047 inch thick.
3. Cast iron grill or grating.
4. Extruded load bearing brick vents.
5. Hardware cloth of 0.035 inch wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension being 1/8 inch.

R 408.3 Unvented Crawl Space

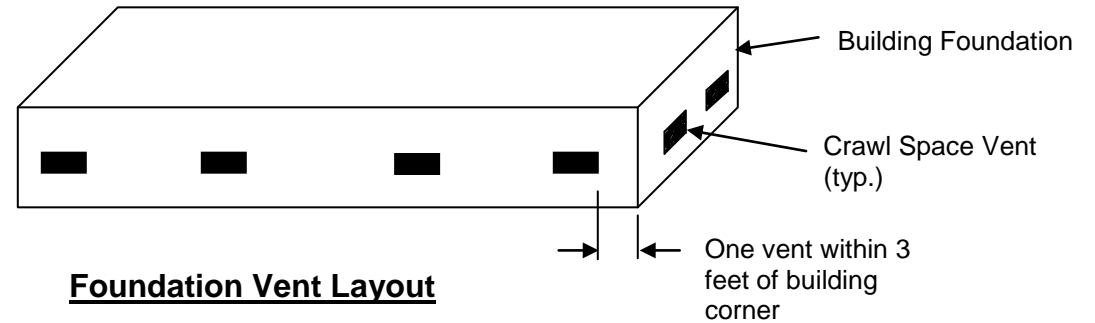
See handout on unvented crawl spaces for details.

R408.4 Access

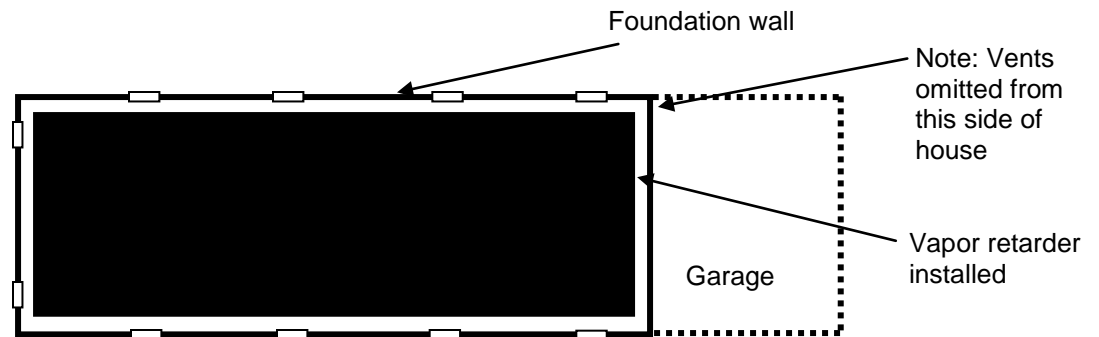
Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18" by 24". Opening through a perimeter wall shall be not less than 16" by 24". When any portion of the through-wall access is below grade, an areaway not less than 16" by 24" shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See section M1305.1.4 (of the IRC) for access requirements where mechanical equipment is located under floors.

R408.5 Removal of Debris

The under-floor grade shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purposes. All construction materials shall be removed before a building is occupied or used for any purpose.



Foundation Vent Layout



Foundation Plan View