

Crawl Space Requirements

General Requirements

1. Frost footing is installed around the perimeter of the space. The foundation footing is 24 inches, foundation wall is a minimum 8 inches wide by 40 inches below grade.
2. A minimum 18" x 24" UNOBSTRUCTED access opening must be provided and the opening may be from inside or outside,
3. A minimum 24" clearance between floor joists and crawl space floor is required.
4. A minimum 12" clearance between beams and crawl space floor is required. This applies to both wood and steel beams.
5. The crawl space floor is to be covered with a minimum 6 mil vapor barrier and the vapor barrier is to be covered with one of the following: 3 inches of 3/4" or less washed rock, 3 inches of sand, or minimum 2 inches of concrete.
6. Interior piers, concrete block, etc., which are a part of the foundation and are to be installed in an approved, permanent method.
7. All shims are to be steel or masonry.
8. Install a passive radon control system in accordance with IRC Appendix F. (Disregard if adding new addition to existing structure)
9. The crawl space may be heated (Option 1) or unheated (Option 2).

Option 1 (Heated or Unvented Crawl Space)

1. Install minimum R19 cavity, R15 continuous or R13 cavity and R5 continuous insulation around the inside or outside of the foundation, extending 24" below the ground level or 24" horizontally on crawl space floor. If foam or paper-faced insulation is used it shall be covered with a 15 minute thermal barrier. Rim joist insulation shall be a minimum of R20.
2. Supply and return air ducts shall provide conditioned air to the crawl space.
3. Interior pads and spread footings do not require frost protection.

Option 2 (Unheated or Vented Crawl Space)

1. Install minimum R30 Floor insulation.
2. Cross ventilation to be provided at a minimum 15 square inches per 150 square feet of under floor area. Vents shall be placed maximum of 3 feet from each corner.
3. All interior footings shall be 40" below grade, minimum, for frost protection.