

# SAN MIGUEL COUNTY BUILDING DEPARTMENT

## UNVENTED CRAWLSPACE REQUIREMENTS

Crawl spaces should be constructed like mini basements. They should be heated during the winter and cooled during the summer. They should be enclosed like any other conditioned space, such as a bedroom or a living room. That means that they should have a supply HVAC system outlet. A return HVAC system duct or grille is not typically recommended. – the “leakiness” of the floor assembly will provide the return air path. However, a return duct, dampered to prevent crawl space depressurization (via excessive return air flow) is acceptable. Alternatively, a floor grille acting as a “transfer” grille can be installed. It should be noted that installation of a “transfer” grille between the crawl space and the house may be in conflict with some codes unless crawl space services are also fire rated.

Joseph Lstiburek-Builder’s Guide Cold Climates (33)

### GENERAL RULES FOR UNVENTED CRAWLSPACES:

Remove all debris from the crawlspace

Vapor retarder (6 mil polyethylene min.) must be provided on ground and sealed to foundation (at least 6 inches up foundation). Seal joints or overlap at least 12 inches minimum.

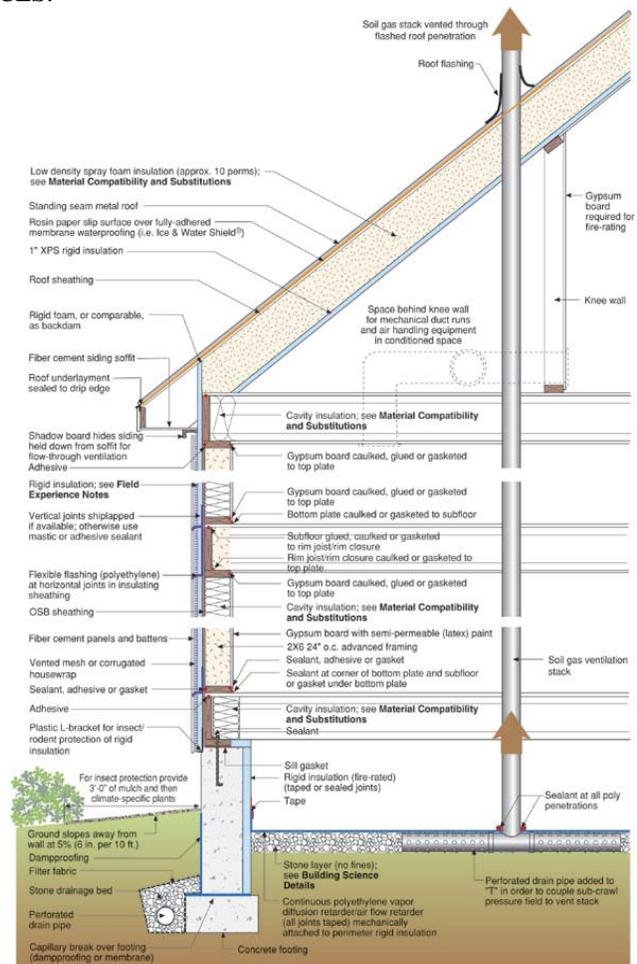
Duct work must be sealed

Insulate foundation and rim joist per the Energy Code.

Foam in crawlspace must be protected with thermal barrier, i.e., ½” sheetrock or other approved material.

Plan on radon mitigation

Provide heat supply to crawl space or install passive transfer air grills (floor openings) in the floor. Check with Building Dept. for number of openings needed and size.



Building Science Corp. Design - Joseph Lstiburek