



# Town of Farragut Building Code Enforcement

## Crawlspace Encapsulation - Minimum Requirements

### Building Code Minimum Requirements for “Un-Vented” Crawlspaces

For information on how to obtain a Building Permit for Crawlspace Encapsulations see the “[Crawlspace\\_Foundation\\_Alt\\_Reno\\_Repair Permitting Process and Requirements](#)” Handout.

**R408.3 Unvented crawl space** - Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where the following items are provided:

1. Exposed earth is covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.
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 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m<sup>2</sup>) of crawl space 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 N1102.2.11 of this code.
  - 2.2. Conditioned air supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m<sup>2</sup>) 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 N1102.2.11 of this code.
  - 2.3. Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.
  - 2.4. Dehumidification sized to provide 70 pints (33 liters) of moisture removal per day for every 1,000 square feet (93 m<sup>2</sup>) of crawl space floor area.

#### **Additional Notes:**

1. The above requirements are the minimum standards only.
2. A termite inspection gap is not required by code. However, we strongly recommend leaving a termite inspection gap for future use and home inspections.
3. Additional information may be requested by the codes officer pending site specific conditions.

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