



Ventless Crawl Spaces

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NOTICE

The City of Franklin has amended the regulations in the International Residential Code for ventless crawlspaces effective 9/22/15.

The only requirement when not providing foundation vents is to completely seal the vapor barrier at the seams, walls, and columns. In conjunction with amendments to the code which require waterproofing the block foundation to grade level, grading the interior of the crawlspace, and providing a positive drain(s), utilizing these techniques is an improvement on the traditional method of using foundation vents and unsealed vapor barrier for controlling moisture. The elimination of the requirement for an opening to the interior allows for use of a wider range of spray foam installations which are generally otherwise ideal for this application.

Each house has different circumstances, so it may be necessary to take additional steps to deal with moisture conditions specific to your project.

It is highly recommended when using this technique to:

- Install a gravel bed under the vapor barrier (this will help disperse moisture and will be more forgiving to thinner vapor barrier materials)
- Use thicker vapor barrier materials than the minimum 6 mil poly (6 mil is more subject to damage and holes which can allow moisture into the sealed crawlspace)