

**BC BUILDING CODE INTERPRETATION COMMITTEE
AIBC, APEGBC, BOABC, POABC**

INTERPRETATION

Interpretation Date:	September 18, 2002	File No.: 98-0049
Building Code Edition:	BC Building Code 1998	
Subject:	Ventilation of Heated Crawl Spaces	
Keywords:	Ventilation, Crawl Space	
Building Code Reference(s):	9.18.1.3.(1); 9.18.3.2.(1); 9.32.3.3; 9.32.3.8.; 6.2.2.7.(1)	Page No.: 1 of 2

Question:

How must a heated crawl space in a dwelling unit be vented when equipped with electric or hydronic heating?

Interpretation:

Sentence 6.2.2.7.(1) for Part 3 buildings and Sentence 9.18.3.2.(1) for Part 9 buildings state that heated crawl spaces shall be vented by natural or mechanical means in accordance with Section 9.32.

Clause 9.32.3.3.(1)(a) states that except for Sentence 9.32.3.3.(2), every *dwelling unit* shall be equipped with a principle exhaust fan with minimum ventilation rate as per Table 9.32.3.3.A.

Sentence 9.32.3.8.(1) states that make-up air shall be provided from the outdoors when
a) dwelling contains a naturally aspirating fuel fired *appliance* or
b) soil gas is present.

One method of achieving code compliance is provided by the Heating, Ventilation & Cooling Industry Association of BC (HVCI) ventilation requirement guidelines, that recommend that regardless of Clause 9.32.3.8.(1) (a) or (b) all heated crawl spaces be provided with a passive make-up air duct, sized to Table 9.32.3.8., A transfer grill, sized to Table 9.32.3.8 shall be installed through the floor in an uninhabited space as far as possible from the make-up air supply. Refer to attached drawing on page 2.


R.J. Light, Committee Chair

The views expressed are the consensus of the joint committee of AIBC, APEGBC, BOABC, and POABC, which form the BC Building Code Interpretation Committee. The purpose of the committee is to encourage uniform province wide interpretation of the BC Building Code. These views should not be considered as the official interpretation of legislated requirements based on the BC Building Code, as final responsibility for an interpretation rests with the local *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.

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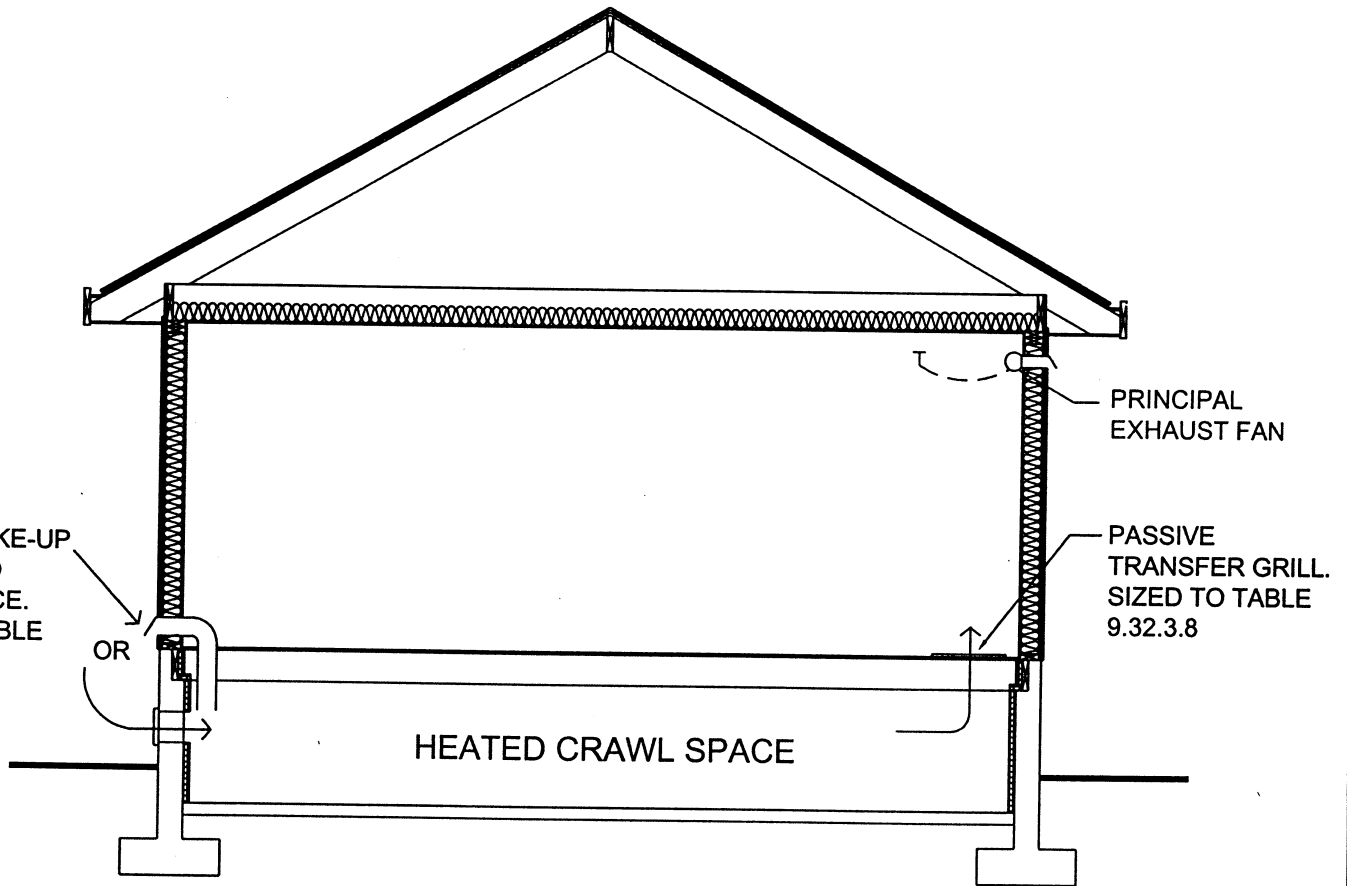


FIG. - 98-0049

NOTE: CRAWL SPACE HEATED BY ELECTRIC OR HYDRONIC BASEBOARD
OR HEATED FROM A RADIANT FLOOR OVERHEAD.