


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0166-REV 1

INTERPRETATION

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Interpretation Date:	April 15, 2025 (REV 1)
Building Code Edition:	BC Building Code 2018
Subject:	Protection of Foamed Plastic Insulation in the Crawl Space of a House
Keywords:	Crawl Space, Foamed Plastic
Building Code Reference(s):	9.10.8.1, 9.10.8.9.(1), 9.10.17.10.(1), 9.25.2.3.(7)
Question: If the crawl space of a house is heated and contains mechanical equipment, ventilation ducts and drainage piping, is the foamed plastic insulation in the crawl space required to be protected from adjacent areas in the crawl space?	
Interpretation: No. Sentence 9.10.17.10.(1) requires protection of foamed plastic insulation in a wall or ceiling assembly, except that protection is not required from adjacent concealed spaces in attic or roof spaces, crawl spaces, wall assemblies or ceiling assemblies. Sentence 9.10.8.9.(1) states "Where a crawl space exceeds 1.8 m in height or is used for any occupancy or as a plenum in combustible construction or for the passage of flue pipes, it shall be considered as a basement in applying the requirements in Article 9.10.8.1." This requirement for a crawl space to be considered as a basement refers only to the requirements of Article 9.10.8.1, which affects the fire-resistance rating of the floor assembly over the crawl space. This does not affect the application of the requirements related to foamed plastic insulation in the crawl space. Foamed plastic insulation in a crawl space does not need to be protected from adjacent concealed spaces in the crawl space, in accordance with Sentence 9.10.17.10.(1). Note that Sentence 9.25.2.3.(7) requires protection of insulation located in areas where it may be subject to mechanical damage.  <hr/> Patrick Shek, P.Eng., CP, FEC, Committee Chair	
<small>The views expressed are the consensus of the joint committee with members representing AIBC, EGBC and BOABC, which form the BC Building Code Interpretation Committee. The Building and Safety Standards Branch, Province of BC and the City of Vancouver participate in the committee's proceedings with respect to interpretations of the BC Building Code. 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 <i>Authority Having Jurisdiction</i>. The views of the joint committee should not be construed as legal advice.</small>	