

**NC Department of Insurance  
Office of the State Fire Marshal - Engineering Division  
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**Drainage of Wall Vented Crawlspace**

**Code:** 2018 NC Residential Code

**Date:** July 22, 2020

**Section:** R408.10

**Question:**

Are wall vented crawlspaces required to have floor drains?

**Answer:**

No, unless the wall vented crawlspace floor is below the exterior grade and the water table can rise to within 6" of the crawlspace floor at the perimeter or surface water does not readily drain away from the building. 2018 NC Administrative Code and Policies, Section 106.2.2 allows the inspector to request documentation from the permit holder confirming the water table location if necessary.

Crawlspace drains serve the purpose of draining water out of the crawlspace; so, if the crawlspace is constructed so that water might accumulate in the space then an approved drainage system is needed. If the crawlspace floor is as high or higher than the exterior grade, or the soil type can be determined to be well drained per Table R401.5, then floor drains are not required as water will not accumulate in the space.

When crawl space drains are needed the crawl space floor must be graded such that all areas of the floor slope to a drain.

**Keywords:**