

CODE INTERPRETATION

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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Porch and Dwelling Unit Crawl Space Separation Vents

Code: 2012 Residential Code

Date: July 13, 2015

Section: R408.1.5

Revised: October 15, 2015

Question:

Section R408.1.5 requires a solid separation wall between the building crawl space and the porch crawl space. Is a solid separation wall between the building crawl space and the porch crawl space required if both the porch and building crawl spaces have foundation vents and the porch floor deck is a solid material such as concrete?

Answer:

No. The intent of Section R408.1.5 is to assure separation between vented and unvented spaces. If both the dwelling and porch foundations are vented, there is no need to separate the two. The required separation would be between those spaces that are vented and those that are unvented. The vented spaces would each require compliance with Section R408 which includes an 18 inch by 24 inch minimum access opening.

If the porch floor is constructed of a material such as decking boards that would allow rain to run into the space below the porch deck, separation of the space below the porch and the crawl space below the main structure of the dwelling is required. The code does not intend to or provide provisions for removal of the amount of moisture that could be introduced into a crawl space through porch decking.