



**City of Milpitas
Building and Safety Department**

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**CLEARANCE AND PROTECTION AGAINST
DECAY AND TERMITES OF WOOD FLOOR
FRAMING MEMBERS AND UNDER FLOOR
VENTILATION IN CRAWL SPACES IN ROOM
ADDITION AND/OR REMODEL AND
GARAGE CONVERSION**

Policy:

BDP-BLG25

Effective Date:

5/7/2009

Proposed by:

TUCC

Last Reviewed/
Revised:

02/09/18

Revised by:

BYC

Approved By: Gary King
Acting Chief Building Official

CODE REFERENCE (S):

2016 CBC Section 2304.12.1.1 and 2016 CRC Section R317.1

2016 CBC Section 1203.4 and 2016 CRC Section R408.1

ISSUE (S):

The 2016 California Building Code (CBC) Section 2304.12.1.1 & 2016 California Residential Code (CRC) Section R317.1 require that where wood joists or the bottom of a wood structural floor without joists are closer than 18 inches, or wood girders are closer than 12 inches to the exposed ground in crawl spaces or unexcavated areas located within the perimeter of the building foundation, the floor assembly (including posts, girders, joists and subfloor) shall be of naturally durable or preservative-treated wood. CBC Section 1203.4 and CRC Section R408 require that minimum underfloor ventilation be provided in the crawl space.

- The code does not address the condition when the crawl space clearance is not sufficient and naturally durable or preservative treated wood is not used in room additions and/or remodels of existing structures. This guideline provides an alternative to using naturally durable or preservative treated wood.
- The code does not address the condition when the minimum underfloor ventilation may not be possible in the raised floor of a garage conversion. This guideline provides an alternative when the minimum underfloor ventilation cannot be met in a garage conversion.

POLICY:

1. In room addition and/or remodel of existing structure, where bottom of wood joists are closer than 18", or wood girders are closer than 12", to the exposed ground or unexcavated areas located within the perimeter of the building foundation, the exposed ground or unexcavated area within the perimeter of the building foundation must be covered with a concrete slab at least three inches in thickness. The minimum under floor ventilation as required by CBC Section 1203.4 or CRC Section R408 shall still be met. *
2. In garage conversion, where the minimum under floor ventilation as required by CBC Section 1203.4 or CRC Section R408 cannot be provided under the raised floor, Class I vapor retarder shall be placed above the existing concrete slab and voids filled with fiberglass batt insulation. Wood sleepers and sill plates in contact with concrete floor shall be naturally durable or preservative-treated wood.
3. All components required to be accessible must be outside the area of reduced underfloor clearance. Examples: plumbing cleanouts and electrical junction boxes. (Conditions 1 & 2 above).

* Note:

Reduced ventilation 1/1500 is permitted per exception under CBC Section 1203.4.2 and CRC Section R408.2 when ground surface is covered with a Class I vapor retarder material and the required openings are placed so as to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.