Crawlspace Guidance

Crawlspace accessibility

Crawlspaces are evaluated for accessibility as part of the energy audit process.

a. A crawlspace is determined to be accessible if there is sufficient space for a person to safely enter the entire area to conduct required work such as: energy audit procedures, installation of measures, and a final inspection.
   i. In cases where the access point does not exist, or is too small for a person to safely enter the crawlspace, an access point can be created or increased in size provided that the process does not compromise the structural integrity of the building.

b. A crawlspace is determined to be inaccessible when any of the above conditions cannot be met.

Crawlspace pressure boundary

Crawlspaces are evaluated to determine the location of the pressure boundary as part of the energy audit process.

a. A crawlspace is determined to be within the pressure boundary of a dwelling when the measured pressure in the crawl space changes by 5 pascals or more with respect to the exterior when the dwelling is pressurized or depressurized to 50 pascals above the baseline pressure.
   i. In cases where a crawlspace is clearly open to the conditioned space it can be assumed to be within the pressure boundary.

b. A crawlspace is determined to be outside the pressure boundary of a dwelling when the above condition is not met.

Impacts of accessibility and pressure boundary location

Based on the conditions defined above crawlspaces will be in one of the follow categories:

a. Accessible crawlspace within the pressure boundary.
   i. Example: area under conditioned space that is open to the interior and closed to the exterior.
   ii. Work on the dwelling may proceed in accordance with all applicable policies.

b. Accessible crawlspace outside the pressure boundary:
   i. Example: area under a mobile home or a pier and skirting site built dwelling.
   ii. Work on the dwelling may proceed in accordance with all applicable policies.

c. Inaccessible crawlspace within the pressure boundary:
   i. Example: area under conditioned space that is closed to both the interior and exterior.
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ii. Unless the area can be made accessible or obvious air sealing can be done to move the pressure boundary so the area is outside the pressure boundary of the dwelling as defined above, the dwelling must be deferred.

d. Inaccessible crawlspaces outside the pressure boundary
   i. Examples: area under conditioned entryway, enclosed cantilever, or an area under any conditioned space that is closed to both the interior and exterior, etc.
   ii. Work on the dwelling may proceed in accordance to all applicable policies.