



**City of Milpitas  
Building and Safety Department**

Mailing Address: 455 East Calaveras Boulevard, Milpitas, California  
95035-5479 – Tel. 408.586.3240, Fax 408.586.3285 [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov)

**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**

<b>Policy:</b>	<b>BDP-BLG25</b>
Effective Date:	5/7/2009
Proposed by:	TUCC
Last Reviewed/ Revised:	3/21/11
Reviewed/ Revised by:	BYC/OC/LS
Approved By:	Keyvan Irannejad P.E. Chief Building Official

**CODE REFERENCE (S):**

2010 CBC Section 2304.11.2.1 and 2010 CRC Section R317.1  
2010 CBC Section 1203.3 and 2010 CRC Section R408.1

**ISSUE (S):**

The 2010 California Building Code (CBC) Section 2304.11.2.1 and 2010 California Residential Code 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 sec. 1203.3 and CRC sec. R408.1 require that minimum underfloor ventilation be provided in the crawl space. The code does not address the situation when the crawl space clearance is not sufficient and no naturally durable or preservative treated wood is used in room addition and/or remodel of existing structure. This guideline provides an alternative to using naturally durable or preservative treated wood.

The code does not address the alternative when the minimum underfloor ventilation may not be provided in the raised floor of a garage conversion. This guideline provides an alternative when the minimum underfloor ventilation cannot be met in the 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 sec.1203.3 and CRC sec. R408.1 shall still be met.
2. In garage conversion, where the minimum under floor ventilation as required by CBC sec. 1203.3 and CRC sec. R408.1 cannot be provided under the raised floor, 10 mil vapor barrier 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 plumbing cleanouts shall be accessible from outside the area of reduced underfloor clearance (conditions 1 & 2 above).