



South Carolina Building Codes Council

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Request for Statewide Code Modification

Jurisdiction or Organization: Structural Engineers' Association of South Carolina (SEASC)

Representative: Michelle Motchos, PE **Title:** Code Advisory Committee

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Signature:  **Date:** 6/1/2018

Code: Residential Code **Edition:** 2018 **Section:** Section R408.3 (1)

Check One: Delete and substitute the following Delete without substitution Add the following Modify the following
Type or print proposed modification. Use additional pages if necessary. Underline New language. ~~Line Through Deleted Language.~~

R408.3 Unvented crawl space.

Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where the following items are provided:

1. Exposed earth is covered with a continuous ~~Class-I~~ Class A ground contact vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation.

Reason: Unusually Restrictive Impractical Threat to Human Injury or Life Safety
Type or print the reason for the proposed modification. Use additional pages if necessary.

ASTM E1745 is the industry standard for plastic vapor retarders used under concrete slabs or in contact with soil.

ASTM E1745 "Standard Specification for Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill under Concrete Slabs" is the main standard for evaluating plastic films that will be used in this application. Three performance classes are outlined A, B and C (with Class A being the strongest). Permeance levels are the same for each class, less than 0.1 perms. Tensile Strength and Puncture Resistance change with each class.

ASTM E1745 refers to ASTM E154 "Standard Test Methods for Water Vapor Retarders Used in Contact with Earth Under Concrete Slabs, On Walls or as Ground Cover," which describes test methods for testing the performance of a plastic film after it is subjected to certain elements. These standards outline the methodology whereby plastic vapor retarders are tested.

Simply having a low perm rating is not enough when it comes to real-life conditions. Vapor retarders/barriers must also be tough enough to endure the rigors of construction, since this will determine their true long term ability to protect against water vapor intrusion.