



CODE APPLICATIONS AND INTERPRETATIONS:

DATE: January 6, 2017

SUBJECT: Inspection and approval of under floor (subfloor) spaces

CODE CYCLE: 2016 California Building Codes Standards

CODE AND SECTION: 2016 California Building and Residential Codes

Section R109.1.1.1 (HCD 1) of the 2016 California Residential Code (CRC) states: “Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduits, piping or other ancillary building trade products or equipment are installed, but before any concrete is placed or floor sheathing is installed, including the subfloor.”

Section 110.3.2 (HCD 1, HCD 2) of the 2016 California Building Code (CBC) states: “Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.”

The intent of the above code sections is to ensure that all under slab and under floor elements, such as reinforcing steel, vapor barriers, insulation, water supply and drain-waste-vent pipes, ducting, electrical circuits and conduits, and similar building components are completely installed prior to inspection such that these elements can be fully visually inspected prior to being concealed by concrete or subfloor sheathing. However, it is recognized that local climatic conditions may make compliance with this code requirement difficult, and that a certain amount of clear area in a raised floor assembly can allow inspection staff to adequately inspect such under floor elements for compliance with codes and approved plans after the subfloor sheathing is installed.

POLICY AND PROCEDURE FOR THE INSPECTION AND APPROVAL OF UNDER SLAB AND UNDER FLOOR SPACES

All under slab components that are required by code and/or on the approved plans must be in place and fully complete prior to inspection.

For raised floor assemblies that have an underfloor space, the building components described above must be in place and fully complete prior to inspection, along with the floor framing. However, such building components may be installed and inspected after the installation of the subfloor sheathing provided the following conditions are met:

- 1) The floor framing assembly must be 100% complete at time of inspection prior to the installation of any of the subfloor sheathing. The floor framing must be approved by the field inspector prior to subfloor sheathing installation.
- 2) The under floor space must have a minimum 60” head clearance for a minimum of 50% of the under floor area. The head clearance shall be measured from the bottom of the floor joists to the ground.
- 3) No portion of the underfloor space can be less than 24” from the bottom of the floor joists to the ground.

If the under floor space does not meet the above criteria, then all under floor building components must be installed, inspected and approved prior to subfloor sheathing installation. Should the subfloor sheathing be installed without inspection and approval from the Town of Mammoth Lakes Building Division of under floor spaces that do not meet the above criteria, then an outside special inspector approved by the Building Official shall perform an inspection of such building components to verify compliance with applicable codes and the approved plans. This would also include the floor framing assembly should that not have been inspected and approved, in addition to the under floor building components.

It is the builder’s responsibility to contact the Mammoth Lakes Building Division should the builder wish to install the subfloor sheathing prior to inspection of the under floor building components as described above. Building Division staff may be contacted at the contact information provided at the top of this document or at: (760) 965-3635, or tperry@townofmammothlakes.ca.gov.