Part 6.2 Subfloor ventilation

6.2.1 Subfloor ventilation

[2019: 3.4.1.2]

(1) Subfloor spaces must—

(a) be provided with openings in *external walls* and internal subfloor walls in accordance with Table 6.2.1a for the climatic zones given in Figure 6.2.1a; and

(b) have clearance between the ground surface and the underside of the lowest horizontal member in the subfloor in accordance with Table 6.2.1b (see Figure 6.2.1b and Figure 6.2.1c).

(2) In addition to (1), a subfloor space must—

(a) be cleared of all building debris and vegetation; and

(b) have the ground beneath the suspended floor graded in accordance with 3.3.3; and

(c) contain no dead air spaces; and

(d) have openings evenly spaced as far as practicable (see Figure 6.2.1d); and

(e) have openings placed not more than 600 mm in from corners.

(3) In double leaf masonry walls, openings specified in (1) must be provided in both leaves of the masonry, with openings being aligned to allow an unobstructed flow of air (see Figure 6.2.1d).

(4) Openings in internal subfloor walls specified in (1) must have an unobstructed area equivalent to that *required* for the adjacent external openings (see Figure 6.2.1d).

(5) Where the ground or subfloor space is excessively damp or subject to frequent flooding, in addition to the requirements of (1) to (4)—

(a) the subfloor ventilation *required* in (1) must be increased by 50%; or

(b) the ground within the subfloor space must be sealed with an impervious *membrane*; or

(c) subfloor framing must be—

(i) where above ground — above ground durability Class 1 or 2 timbers or H3 preservative treated timbers in accordance with AS 1684.2, AS 1684.3 or AS 1684.4; or

(ii) where in-ground — in-ground durability Class 1 or 2 timbers or H5 preservative treated timbers in accordance with AS 1684.2, AS 1684.3 or AS 1684.4; or

(iii) steel in accordance with NASH Standard 'Residential and Low-Rise Steel Framing' Part 2.

Table 6.2.1a: Subfloor openings

Climatic zone (see Figure 6.2.1a)	Minimum aggregate subfloor ventilation openings with no *membrane* (mm^2/m of wall)	Minimum aggregate subfloor ventilation openings with ground sealed with impervious *membrane* (mm^2/m of wall)
A	2000	1000
B	4000	2000
C	6000	3000

Table Notes

In situations where openings in *external walls* and internal subfloor walls, including *separating walls*, are not able to be provided, additional measures must be provided to ensure that the overall level of ventilation of the subfloor space is maintained. This may include measures similar to those in 6.2.1(5) i.e. providing durability class timbers, or having the ground sealed in the subfloor space with an impervious *membrane*.