POST DRYWALL AIR SEALING

WHY POST-DRYWALL AIR SEALING?

A tight building leads to lower heating and cooling costs and increased comfort. Sealing the gaps where items penetrate through the drywall keeps the conditioned air inside the home, lowers the chances of condensation inside the walls, and decreases drafts. If left unsealed, air will move from the attic or outside into wall cavities then enter the home through drywall penetrations and through the gap between drywall and bottom plate. **The Indiana Energy Code requires that the air leakage of every new home be below 5ACH50.**

WHEN SHOULD YOU SEAL?

Post drywall air sealing should be performed immediately after drywall is installed, taped, and mudded. It's important to perform air sealing before any finishes are installed since most gaps will be inaccessible afterwards.

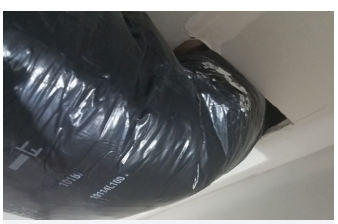
WHAT NEEDS TO BE SEALED?

Gaps between HVAC boots and drywall

Gaps around bath exhaust fans

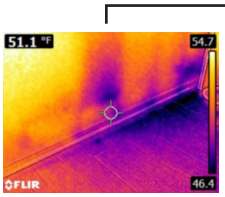
Gaps around all ceiling penetrations

Gaps around washer/dryer, refrigerator and stove casings



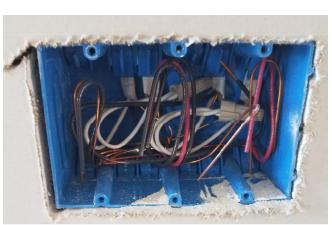
Mechanical room penetrations must be sealed with caulk or foam, NOT insulation

Plumbing under vanities and at water heater must be sealed at drywall



This infrared image shows air streaming out through the loose bottom plate. Decreasing the spacing between drywall screws will hold the drywall tighter to the top and bottom plates and reduce this air leakage.

Drywall held loosely to bottom plates with only 2 screws across 5ft section



Gaps around light switches and electrical outlets should be caulked

CONTACT US TO LEARN MORE

EMAIL | info@tsienergysolutions.com
PHONE | 317.846.4655

TSI Energy Solutions