2019 Mass Save New Construction rebate program prescriptive air sealing requirements.

As specified in the rebate program Terms and Conditions (application), the home must be compliant with two sections of the Energy Star Rater Checklist- section 2 and section 4 (see next page)

These are all common-sense air sealing details. The 2015 IECC building code requires that the home achieves an overall airtightness result of <3 ACH50.

If you follow these details and ensure all contractors are on board with the air barrier strategy, then you should pass this with flying colors.

As efficient building practices are now mainstream, we assume that you understand these construction details.

However, we are available for any questions you have, so ask early in the construction process (at design phase is best!) and we’ll be happy to support your air sealing strategy with our expertise.

The most common missed or incorrectly executed items are:

- Walls 2.2 - air barrier behind shower units, before sheetrock goes up
- Foundation sill 4.3 - airtight gasket under bottom plate
- Attic Flat 4.5 - interior wall top plates are sealed with foam or caulk
- Attic Hatch 4.10 - attic hatch insulated and gasketed to be made airtight.
Sections 2 and 4 of the Energy Star Thermal Enclosure System Rater checklist

The items are the items we look at during the midpoint and final inspections.

Poor air sealing details will put your rebates at risk.

### 2. Fully-Aligned Air Barriers

<table>
<thead>
<tr>
<th>Ceiling Type</th>
<th>Not Aligned</th>
</tr>
</thead>
<tbody>
<tr>
<td>Insulated ceilings in Climate Zones 1-3, 4-8</td>
<td>☐</td>
</tr>
<tr>
<td>Insulated ceilings in Climate Zones 4-8</td>
<td>☐</td>
</tr>
<tr>
<td>Attic knee walls and skylight shaft walls</td>
<td>☐</td>
</tr>
<tr>
<td>Double-walls and all other exterior walls</td>
<td>☐</td>
</tr>
<tr>
<td>Floors above garages, floors above unconditioned basements or crawl spaces,</td>
<td>☐</td>
</tr>
<tr>
<td>and cantilevered floors</td>
<td>☐</td>
</tr>
<tr>
<td>All other floors adjoining unconditioned space (e.g., rim / band joists</td>
<td>☐</td>
</tr>
<tr>
<td>or cantilevered ground floor)</td>
<td>☐</td>
</tr>
</tbody>
</table>

### 4. Air Sealing

- **Ducts, flues, shafts, plumbing, piping, wiring, exhaust fans, & other**
  penetrations to unconditioned space sealed, with blocking / flashing as needed
  - ☐ ☐ ☐ -
- **Uninsulated wall fixtures adjacent to unconditioned space**
  - ICAT labeled and gasketed
  - ☐ ☐ ☐ -
- **Above-grade sill plates adjacent to conditioned space sealed to foundation**
  - or sub-floor.
  - Gasket also placed above-grade sill plate if resting atop concrete / masonry & adjacent to cond. space
  - ☐ ☐ -
- **Continuous top plate or blocking is at top of walls adjoining unconditioned space, and sealed**
  - ☐ ☐ ☐ -
- **Drywall sealed to top plate at all unconditioned attic / wall interfaces**
  - using caulk, foam, drywall adhesive (but not other construction adhesives), or equivalent material.
  - Either apply sealant directly between drywall and top plate or to the seam between the two from the attic above.
  - ☐ ☐ ☐ -
- **Rough opening around windows & exterior doors sealed**
  - ☐ ☐ ☐ -
- **Walls that separate attached garages from occupable space sealed and, also, an air barrier installed and sealed at floor cavities aligned with these walls**
  - ☐ ☐ ☐ -
- **In multifamily buildings, the gap between the common wall (e.g. the drywall shaft wall) and the**
  - structural framing between units sealed at all exterior boundaries
  - ☐ ☐ ☐ -
- **Doors adjacent to unconditioned space (e.g., attics, garages, basements) or ambient conditions made**
  - substantially air-tight with weatherstripping or equivalent gasket
  - ☐ ☐ ☐ -
- **Attic access panels, drop-down stairs, & whole-house fans equipped with durable ≥ R-10 cover that is**
  - gasketed (i.e., not caulked). Fan covers either installed on house side or mechanically operated.
  - ☐ ☐ ☐ -