

SEAL GARAGE JOISTS AT COMMON WALL



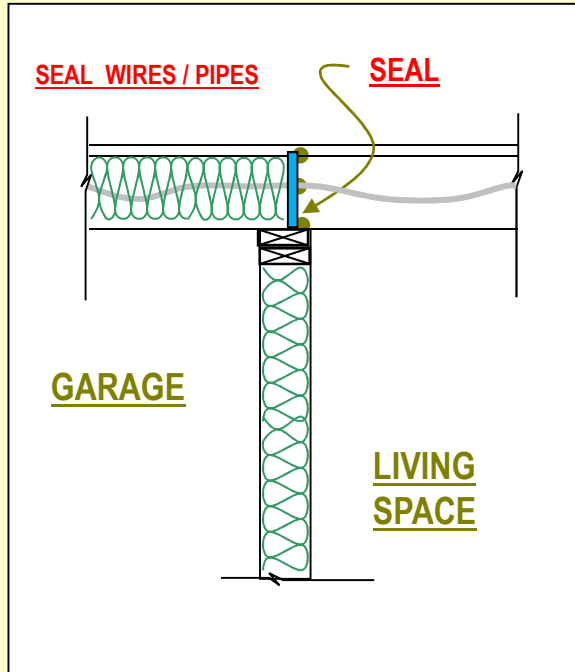
NORTHWEST
EcoBuilding
Guild

Concept – In 2 story homes the stack effect, can pull a constant airflow from the garage into the living space. Garage air can carry pollutants and dust into the home

Attention - Framing or Punch list - Pre Insulation

Action - reduce hidden air pathways from garage to house. Seal between joists over garage common wall with wood or drywall blocking and caulk or foam; I-joist blocking needs small filler pieces, or blocks w/notched corners; Seal large openings with foam board, drywall, or plywood. Carefully seal all edges and joints.

Install a small exhaust fan, wired to the opener with a 60 minute timer, to clear the garage after parking

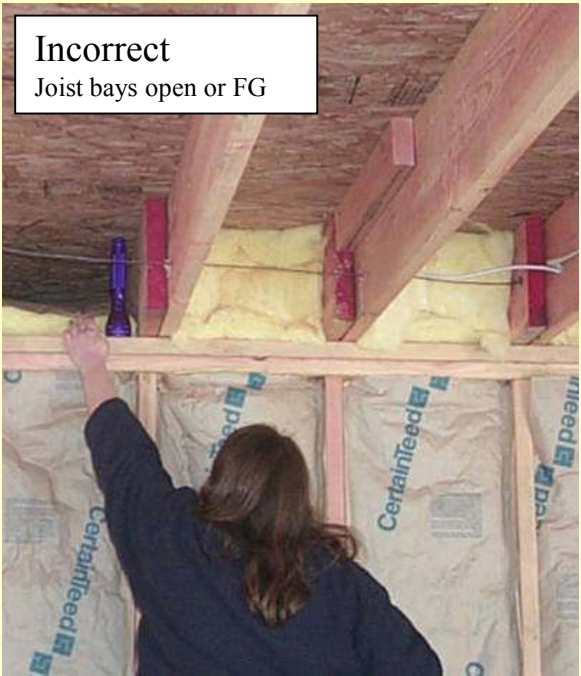


Design

Foundation

Framing

Mechanical



Incorrect
Joist bays open or FG



Correct
Sealed air barrier

Insulation / Wall

Finish

Landscape

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