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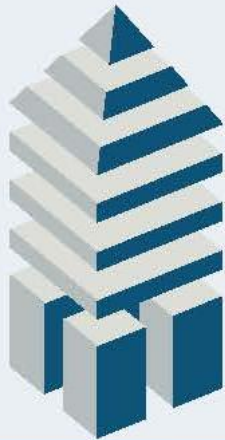
Air Barrier Assemblies and Continuous
Insulation

Presented by:
Karim Allana, P.E.

Today's Objectives

- **Discuss Air Barrier Principles**
- **Review Air Barrier Code Requirements**
- **Outline Air Barrier Benefits**
- **Air Barrier Design Considerations**
- **Why the Need for Continuous Insulation?**
- **Continuous Insulation Design Considerations**





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Air Barrier Principles

Air Barrier Defined

“A combination of interconnected materials and assemblies joined and sealed together to provide a continuous barrier to air leakage through the building envelope that separates conditioned from unconditioned space, or that separates adjoining conditioned spaces of different occupancies or uses.”

-2013 CA Title 24 Part 6

“A system of materials combined to form continuous control of the air leakage of a building.”

-Air Barrier Association

“Air barriers define the location of the pressure boundary of the building enclosure.”

-Joseph Lstiburek



Why is Air Important to Talk About?

Air Infiltration Brings...

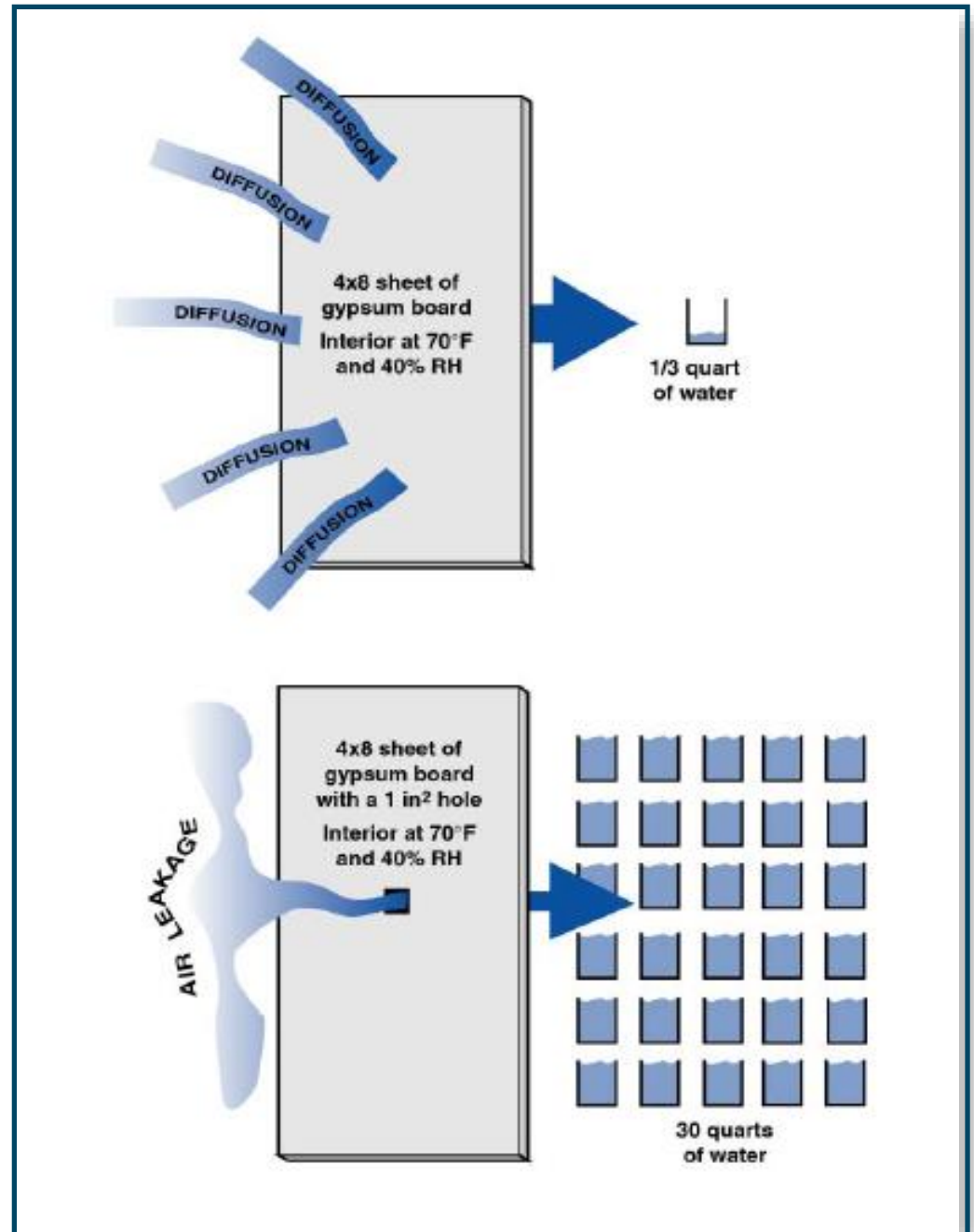
- Water Vapor = Potential Damage
- Heated or Cooled Air = Energy Loss



DIFFUSION

VS.

AIR LEAKAGE



How Does Air Leakage Occur

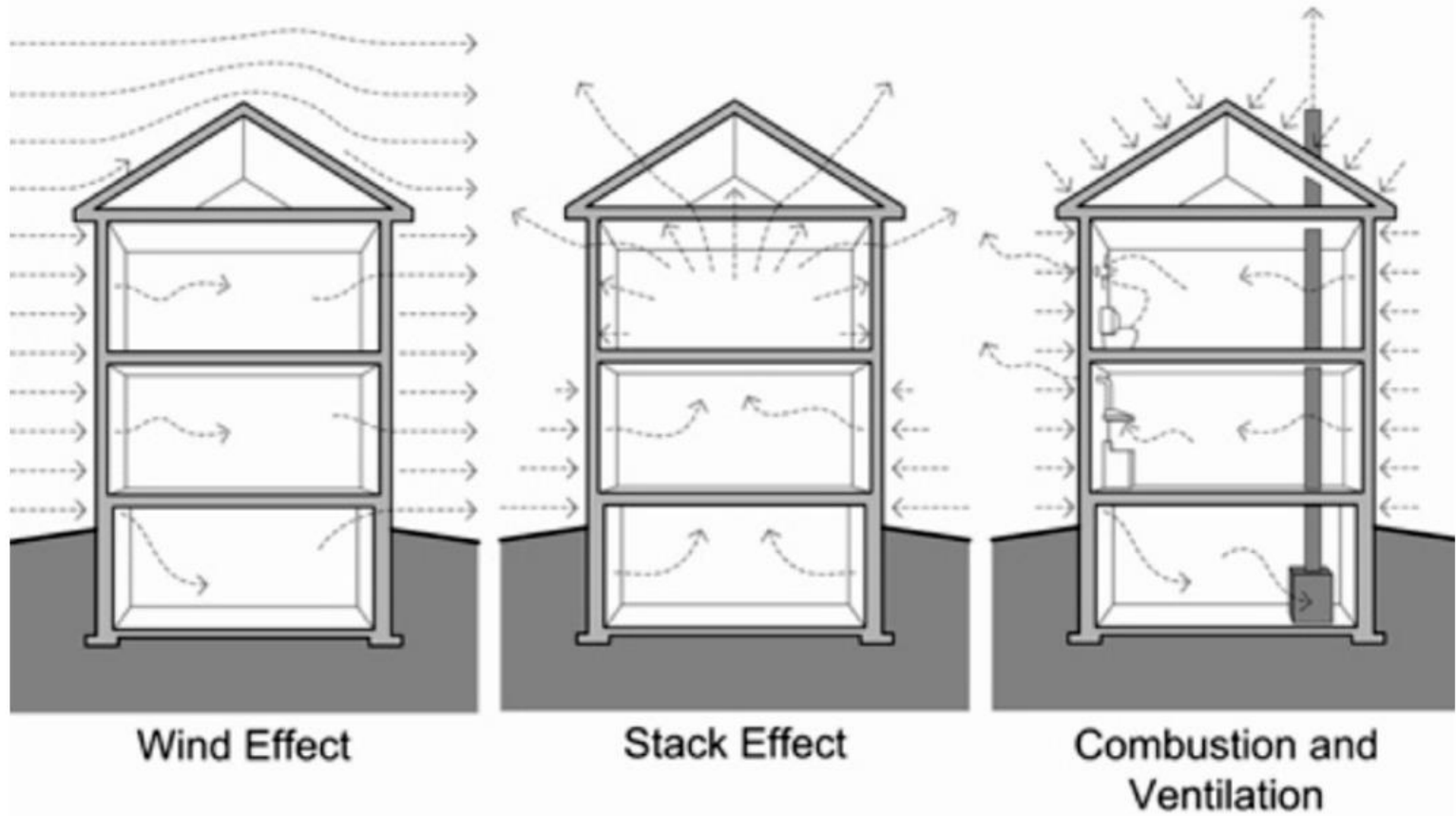


Figure 1: Examples of infiltration. Image courtesy: Building Science Corporation, www.buildingscience.com



Material vs. Assembly vs. System

Air Barrier Material Testing Requirements

ASTM E2178-11 Standard Test Method for Air Permeance of Building Materials.

$< 0.02 \text{ L/(s}\cdot\text{m}^2) @ 75 \text{ Pa}$ ($0.004 \text{ cfm/ft}^2 @ 1.57 \text{ lb/ft}^2$)

Air Barrier Assembly Testing Requirements

ASTM E2357-11 Standard Test Method for Determining Air Leakage of Air Barrier Assemblies

$< 0.2 \text{ L/(s}\cdot\text{m}^2) @ 75 \text{ Pa}$ ($0.04 \text{ cfm/ft}^2 @ 1.57 \text{ lb/ft}^2$)

Air permeance is the amount of air/moisture that migrates through a material, whereas...

Air leakage is the air that passes through holes or gaps



Material vs. Assembly vs. System

Air Barrier System Testing Requirements

ASTM E779-10: Standard Test Method for Determining Air Leakage Rate by Fan Pressurization

Title 24, Part 6 - Energy Code Requires

< 0.40 cfm/ft² @ 1.57 lb/ft²

US Army Corps of Engineers Requires

< 0.25 cfm/ft² @ 1.57 lb/ft²

ASTM E1827-11: Standard Test Methods for Determining Airtightness of Buildings Using an Orifice Blower Door

ASTM E283-04: Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen

******Testing can be done by Unit(s), Floor(s) or Building. If air barrier testing is planned by unit, detailing and continuity needs to be by unit.***



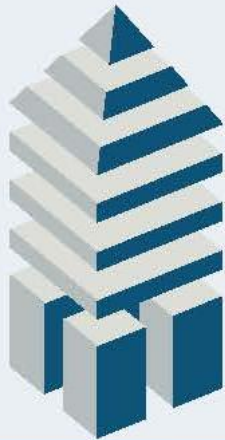
Diagnostic Testing of Air Barriers

Air Barrier System Diagnostic Testing

- ASTM C1060-11a: Standard Practice for Thermographic Inspection of Insulation Installations in Envelope Cavities of Frame Buildings
- ASTM E1186-09: Standard Practices for Air Leakage Site Detection in Building Envelopes and Air Barrier Systems

Qualitative vs. Quantitative Testing





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IECC and CA Title 24 Air Leakage and
Air Barrier Requirements

Air Leakage Requirements by Code

Air Barrier Requirements (loosely defined, no testing)

- ✓ *2006 IECC (International Energy Conservation Code)*
- ✓ *2012 California Title 24 – Residential Requirements*
- ✓ *State Energy Code Amendments (Georgia, Minnesota, Rhode Island, California, New York)*

Air Barrier Requirements (defined air leakage, testing)

- ✓ *ASHRAE 90.1-2010 – Reference Code*
- ✓ *2009 IECC*
- ✓ *2012 IECC*
- ✓ *2012 California Title 24 – Commercial Requirements*
- ✓ *2012 IgCC (International Green Construction Code)*



Building Envelope Requirements – Section 5.4.3.1

Qualitative Requirement

The following areas of the building envelope shall be sealed, caulked, gasketed, or weather-stripped to minimize air leakage:

- a. joints around *fenestration* and *door* frames
- b. junctions between *walls* and foundations, between *walls* at building corners, between *walls* and structural *floors* or *roofs*, and between *walls* and *roof* or *wall* panels
- c. openings at penetrations of utility services through *roofs*, *walls*, and *floors*
- d. site-built *fenestration* and *doors*
- e. building assemblies used as ducts or plenums
- f. joints, seams, and penetrations of vapor retarders
- g. all other openings in the *building envelope*

Quantitative Requirement: NONE

Testing Requirement: NONE



Fenestration and Door Requirements – Section 5.4.3.2

Qualitative Requirement: NONE

Quantitative Requirement:

- Shall not exceed 1.0 cfm/ft² for glazed swinging doors
- Shall not exceed 0.4 cfm/ft² for all other fenestration

Testing Requirement:

- In accordance with NFRC 400

Exceptions:

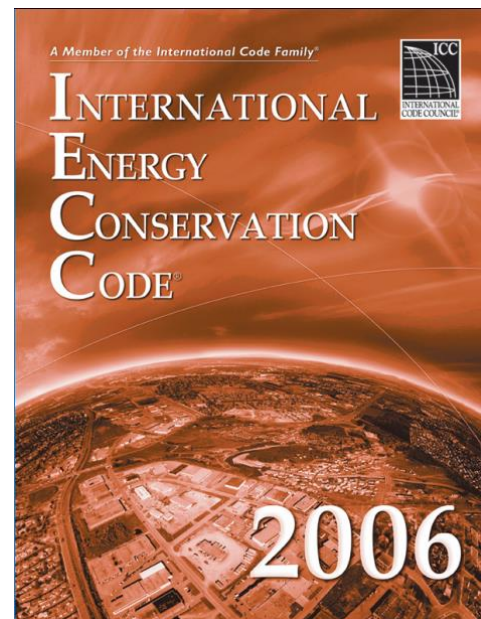
- Field Fabricated fenestration and doors
- Garage Door air leakage can be determined via ANSI/
- DASMA 105 as and alternate compliance test method



STATE ADOPTIONS

- ✓ *Alaska, Tennessee*
- ✓ *Maui County**
- ✓ *Honolulu County**
- ✓ *Hawaii County**

**Have independent and separate amendments*



Air Barrier Overall Requirements

1. Residential vs. Commercial requirements
2. General, non-quantative building envelope requirements
3. Testing of the building envelope air barrier not required
4. Quantified air leakage limitations for fenestration and doors with testing requirements.
5. Not climate zone dependent



Building Envelope Requirements – 402.4 RESIDENTIAL

Qualitative Requirement:

“The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material:

1. All joints, seams and penetrations.
2. Site-built windows, doors and skylights.
3. Openings between window and door assemblies and their respective jambs and framing.
4. Utility penetrations.
5. Dropped ceilings or chases adjacent to the thermal envelope.
6. Knee walls.
7. Walls and ceilings separating a garage from conditioned spaces.
8. Behind tubs and showers on exterior walls.
9. Common walls between dwelling units.
10. Other sources of infiltration.

Quantitative Requirement: NONE

Testing Requirement: NONE

Exceptions: NONE



Air Leakage Units

Air Changes per Hour: (ACH50)

A measure of the air volume added to or removed from a space (normally a room or house) divided by the volume of the space.

Air Leakage Rate: (Cfm/ft² @ 75 Pa; L/s per m²)

A measure of the air volume that can pass through a specified area at a specified pressure. The area used (building envelope area or effective leakage area) varies by code.

Building Envelope Area:

A measure of the square footage of the building envelope.

Effective Leakage Area:

A measure of the square footage of the pressure boundary.

Pressure Boundary:

The location of the air barrier within the building envelope.



Fenestration and Door Requirements – 402.4.2 RESIDENTIAL

Qualitative Requirement: NONE

Quantitative Requirement:

- Windows, skylights and sliding glass doors shall not exceed 0.3 cfm/ft²
- Swinging doors shall not exceed 0.5 cfm/ft²

Testing Requirement:

- In accordance with NFRC 400

Exceptions:

- Site-built windows, skylights and doors



Building Envelope Requirements – 502.4.3 COMMERCIAL

Qualitative Requirement:

- Shall meet ASHRAE 90.1 or according to 502.4.3:

502.4.3 Sealing of the building envelope. Openings and penetrations in the building envelope shall be sealed with caulking materials or closed with gasketing systems compatible with the construction materials and location. Joints and seams shall be sealed in the same manner or taped or covered with a moisture vapor-permeable wrapping material. Sealing materials spanning joints between construction materials shall allow for expansion and contraction of the construction materials.

Quantitative Requirement: NONE

Testing Requirement: NONE

Exceptions: NONE



Fenestration and Door Requirements – 502.4 COMMERCIAL

Qualitative Requirement: NONE

Quantitative Requirement:

- Same as Residential requirements for windows and doors
- Curtain wall, storefront glazing and commercial-glazed swinging entrance doors and revolving doors shall not exceed 0.3 cfm/ft² at 75Pa.

Testing Requirement:

- In accordance with NFRC 400 for windows and doors
- In accordance with ASTM E283 for curtain wall and storefront

Exceptions:

- Site-built windows, skylights and doors

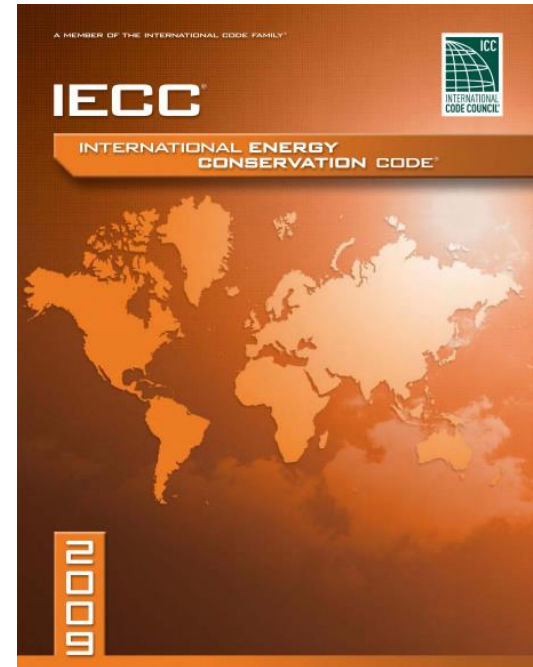


2009 IECC

STATE ADOPTIONS

- ✓ **24 States (Florida, New York, Texas)**
- ✓ **State of Hawaii***
- ✓ **Kauai County***

**Has independent and separate amendments*



Air Barrier Overall Requirements

1. Residential building envelope air barrier requirements become quantitative (kinda)
2. Residential building envelope air barrier requires testing or visual inspection of air barrier AND insulation
3. Commercial requirements and Residential Fenestration requirements remain the same as 2006 IECC



Building Envelope Requirements – 402.4 RESIDENTIAL

Qualitative Requirement: 402.4.1:

- Same as 2006 IECC with 2 additional items
 1. Rim joist junction
 2. Attic access openings

Quantitative Requirement: 402.4.2.1:

- Air leakage below 7 air changes per hour (ACH50) at 50Pa (7ACH50). Similar to 0.34-0.40 CFM/SF2

Testing Requirement: 402.4.2.1 and 2:

- If visual inspection of the air barrier and insulation is completed by a third party and according to Table 402.4.2, Testing requirement is waived.
- If no visual inspection, test according 402.4.1 with a blower door at 50 Pa

Exceptions: NONE



Fenestration and Door Requirements – 402.4 RESIDENTIAL and 502.4 COMMERCIAL

No change from 2006 IECC

Building Envelope Requirements – 502.4.3 COMMERCIAL

No change from 2006 IECC

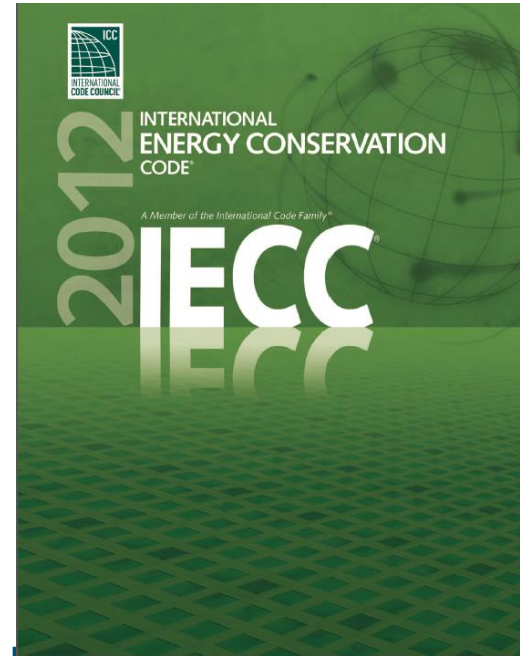


2012 IECC

2012 IECC

- ✓ **16 States**
 - ✓ **Washington***
 - ✓ **Oregon***

****Has independent and separate amendments***

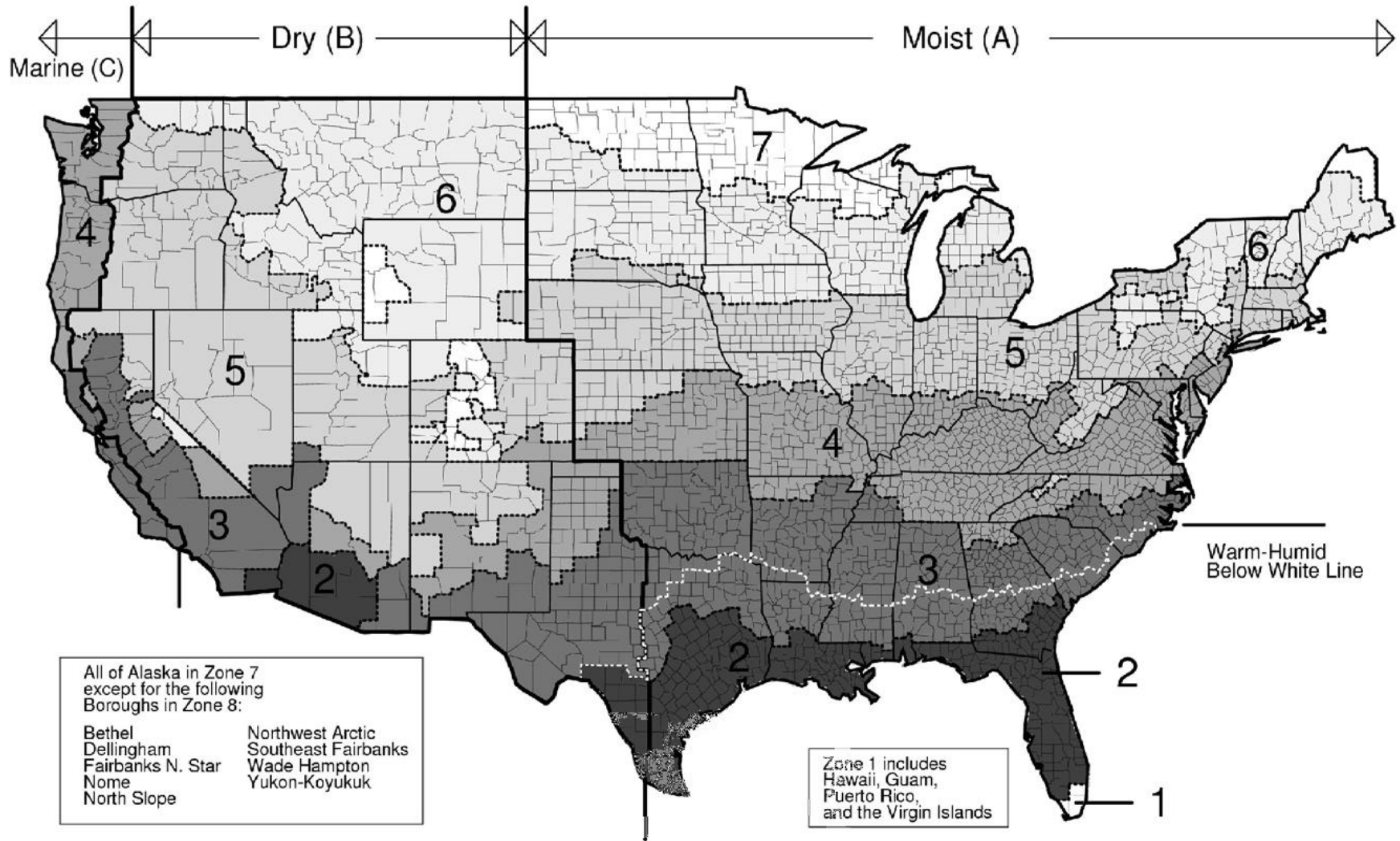


Air Barrier Overall Requirements

1. **New - CLIMATE ZONE BASED**
2. **Residential building envelope air barrier requirements become quantitative. (Not kinda anymore!)**
3. **Residential building envelope air barrier requires testing AND visual inspection of air barrier and insulation**
4. **Commercial building envelope requirements for Climate Zones 4-8. Compliance options defined.**
5. **Residential and Commercial Fenestration Requirements remain unchanged.**



Mainland Zone Map



2012 IECC Table R402.4.1.1:

Building Envelope Requirements – 402.4 RESIDENTIAL

Qualitative Requirement:

- Air Barrier and Insulation Requirements
- Wall Requirements
- Garage Separation Requirements

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA ^a
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed. The space between window/door jams and framing and skylights and framing shall be sealed.
Windows, skylights and doors	
Rim joists	Rim joists shall be insulated and include the air barrier.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub-floor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



Building Envelope Requirements – 402.4 RESIDENTIAL

Quantitative Requirement: 402.4.1.2: More Restrictive than 2009

- Climate Zones 1-2: Air leakage below 5 air changes per hour (ACH) at 50Pa (5 ACH50 or 0.25 CFM/SF2).
- Climate Zones 3-8: Air leakage below 3 air changes per hour (ACH) at 50Pa (3 ACH50 0.15 CFM/SF2).

Testing Requirement: 402.4.1.2:

- Test according 402.4.1.2 air leakage requirements with a blower door at 50 Pa. Where required by the Code Official, provide a results report.
- Visual inspection may be required by Code Official

Exceptions: NONE



Fenestration and Door Requirements – 402.X RESIDENTIAL

Quantitative Requirement: 402.4.1.2: More Restrictive than 2009

Testing Requirement: 402.4.1.2:

Exceptions: NONE



Building Envelope Requirements – C402.4 COMMERCIAL

Qualitative Requirements:

LOTS and LOTS and LOTS.....

C402.4 Air leakage (Mandatory). The thermal envelope of buildings shall comply with Sections C402.4.1 through C402.4.8.

C402.4.1 Air barriers. A continuous air barrier shall be provided throughout the building thermal envelope. The air barriers shall be permitted to be located on the inside or outside of the building envelope, located within the assemblies composing the envelope, or any combination thereof. The air barrier shall comply with Sections C402.4.1.1 and C402.4.1.2.

Exception: Air barriers are not required in buildings located in Climate Zones 1, 2 and 3.

cont'd



Building Envelope

Requirements – C402.4

COMMERCIAL

Qualitative Requirement, cont'd

C402.4.1.1 Air barrier construction. The *continuous air barrier* shall be constructed to comply with the following:

1. The air barrier shall be continuous for all assemblies that are the thermal envelope of the building and across the joints and assemblies.
2. Air barrier joints and seams shall be sealed, including sealing transitions in places and changes in materials. Air barrier penetrations shall be sealed in accordance with Section C402.4.2. The joints and seals shall be securely installed in or on the joint for its entire length so as not to dislodge, loosen or otherwise impair its ability to resist positive and negative pressure from wind, stack effect and mechanical ventilation.
3. Recessed lighting fixtures shall comply with Section C402.4.8. Where similar objects are installed which penetrate the air barrier, provisions shall be made to maintain the integrity of the air barrier.

Exception: Buildings that comply with Section C402.4.1.2.3 are not required to comply with Items 1 and 3.



Building Envelope Requirements – C402.4 COMMERCIAL

Quantitative Requirements: Material Requirements:

- Air Permeability less than 0.004cfm/ft² OR listed in C402.4.1.2.1 below:

1. Plywood with a thickness of not less than $\frac{3}{8}$ inch (10 mm).
2. Oriented strand board having a thickness of not less than $\frac{3}{8}$ inch (10 mm).
3. Extruded polystyrene insulation board having a thickness of not less than $\frac{1}{2}$ inch (12 mm).
4. Foil-back polyisocyanurate insulation board having a thickness of not less than $\frac{1}{2}$ inch (12 mm).
5. Closed cell spray foam a minimum density of 1.5 pcf (2.4 kg/m³) having a thickness of not less than 1 $\frac{1}{2}$ inches (36 mm).
6. Open cell spray foam with a density between 0.4 and 1.5 pcf (0.6 and 2.4 kg/m³) and having a thickness of not less than 4.5 inches (113 mm).
7. Exterior or interior gypsum board having a thickness of not less than $\frac{1}{2}$ inch (12 mm).
8. Cement board having a thickness of not less than $\frac{1}{2}$ inch (12 mm).
9. Built up roofing membrane.
10. Modified bituminous roof membrane.
11. Fully adhered single-ply roof membrane.
12. A Portland cement/sand parge, or gypsum plaster having a thickness of not less than $\frac{5}{8}$ inch (16 mm).
13. Cast-in-place and precast concrete.
14. Fully grouted concrete block masonry.
15. Sheet steel or aluminum.

cont'd



Building Envelope Requirements – C402.4 COMMERCIAL Quantitative Requirements, cont'd:

Assembly Requirements:

- Air Permeability less than 0.04 cfm/ft^2 OR listed in C402.4.1.2.2 below:

Whole Building Requirements:

- Air leakage rate shall not exceed 0.40 cfm/ft^2 at 75 Pa

Exceptions:

1. Concrete masonry walls coated with one application either of block filler and two applications of a paint or sealer coating;
2. A Portland cement/sand parge, stucco or plaster minimum $\frac{1}{2}$ inch (12 mm) in thickness.

cont'd



Building Envelope Requirements – C402.4 COMMERCIAL

Testing Requirements:

- Whole Building Test in accordance with ASTM E779 or an equivalent method approved by the code official

Exceptions:

- Commercial Buildings in Climate Zones 1, 2 or 3.



Building Envelope Requirements – C402.4 COMMERCIAL Qualitative Requirement:

C402.4 Air leakage (Mandatory). The thermal envelope of buildings shall comply with Sections C402.4.1 through C402.4.8.

C402.4.1 Air barriers. A continuous air barrier shall be provided throughout the building thermal envelope. The air barriers shall be permitted to be located on the inside or outside of the building envelope, located within the assemblies composing the envelope, or any combination thereof. The air barrier shall comply with Sections C402.4.1.1 and C402.4.1.2.

Exception: Air barriers are not required in buildings located in Climate Zones 1, 2 and 3.

cont'd



Fenestration and Door Requirements C402.4.3 COMMERCIAL

**More restrictive from
2006/2009 IECC**

2006/2009 – 0.3 cfm

**TABLE C402.4.3
MAXIMUM AIR INFILTRATION RATE
FOR FENESTRATION ASSEMBLIES**

FENESTRATION ASSEMBLY	MAXIMUM RATE (CFM/FT ²)	TEST PROCEDURE
Windows	0.20 ^a	AAMA/WDMA/ CSA101/I.S.2/A440 or NFRC 400
Sliding doors	0.20 ^a	
Swinging doors	0.20 ^a	
Skylights – with condensation weepage openings	0.30	
Skylights – all other	0.20 ^a	
Curtain walls	0.06	NFRC 400 or ASTM E 283 at 1.57 psf (75 Pa)
Storefront glazing	0.06	
Commercial glazed swinging entrance doors	1.00	
Revolving doors	1.00	
Garage doors	0.40	ANSI/DASMA 105, NFRC 400, or ASTM E 283 at 1.57 psf (75 Pa)
Rolling doors	1.00	

For SI: 1 cubic foot per minute = 0.47L/s, 1 square foot = 0.093 m².

- a. The maximum rate for windows, sliding and swinging doors, and skylights is permitted to be 0.3 cfm per square foot of fenestration or door area when tested in accordance with AAMA/WDMA/CSA101/I.S.2/A440 at 6.24 psf (300 Pa).



2014 California Title 24

SECTION 110.7 – Mandatory Requirements to Limit Air Leakage

“All joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration.”

- **This requirement applies to ALL buildings Residential and Commercial.**



2014 California Title 24

RESIDENTIAL –

- No Additional Requirements (Except 110.7)
- (Less Restrictive than 2012 IECC)

NON-RESIDENTIAL –

- Section 140.3(a)9 - Table 140.3-B
- Limited to Non-Residential Buildings.
 - High Rise Residential Excluded
 - Hotels/ Motels Excluded
 - (Less Restrictive than 2012 IECC)
- Limited Climate Zones
 - Only Zones 10-16 Required
- (More Restrictive than 2012 IECC)

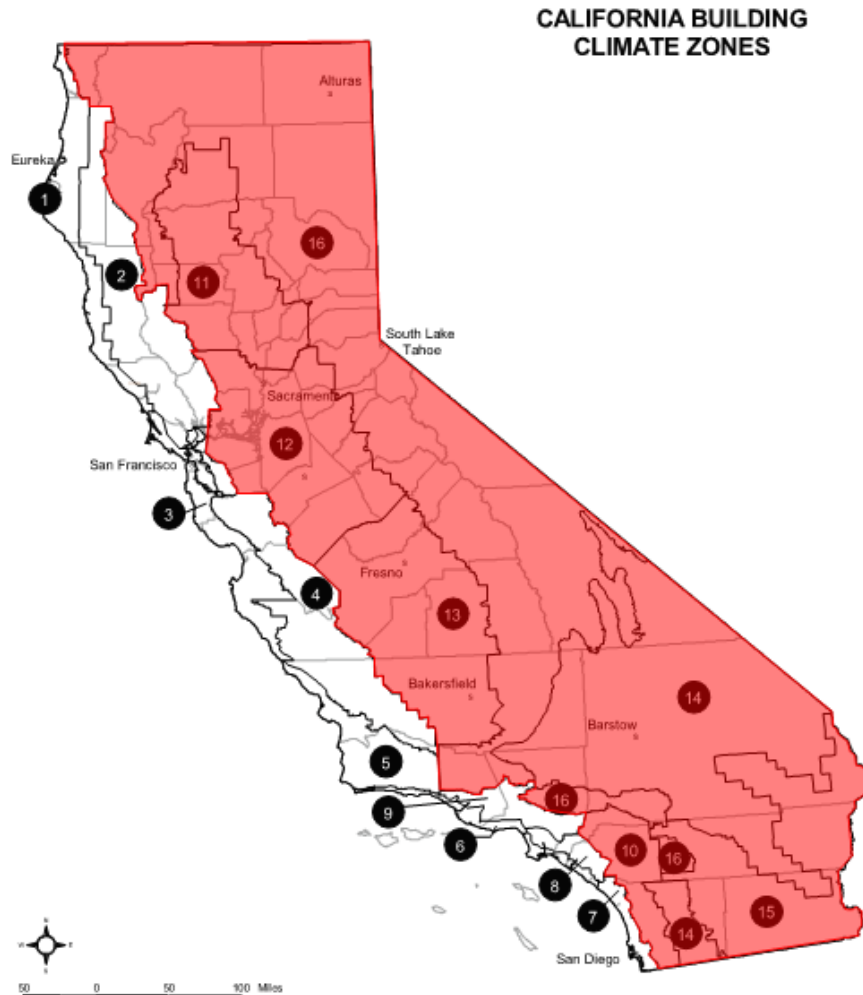


Title 24 Where Air Barriers are Required

Climate Zones

- 10 Riverside, San Diego*
- 11 Redding
- 12 Sacramento
- 13 Fresno, Bakersfield
- 14 Barstow, Palmdale
- 15 Palm Springs
- 16 Pasadena*

- **Some cities span Climate Zones!**
- **Check the ZIP code before you design!**



Title 24 Air Barrier Requirements

- To meet the requirement of TABLE 140.3-B, all buildings shall have a continuous air barrier that is designed and constructed to control air leakage into, and out of, the building's conditioned space.
- The air barrier shall be sealed at all joints for its entire length and shall be composed of:
 - ✓ Materials,
 - ✓ Assemblies
 - ✓ Buildings
- That comply with ASTM air barrier testing requirements.



Title 24 Air Barrier Material Requirements

- Same as IECC 2012 (except where and what type of building)



Air Barrier Assembly Requirements

B. Assemblies of materials and components that have an average air leakage not exceeding 0.04 cfm/ft², under a pressure differential of 0.3 in. w.g (1.57 psf) (0.2 L/m² at 75 pa), when tested in accordance with ASTM E2357, ASTM E1677, ASTM E1680, or ASTM E283; or

EXCEPTION to Section 140.3(a)9B:

The following materials shall be deemed to comply with Section 140.3(a)9B if all joints are sealed and all of the materials are installed as air barriers in accordance with the manufacturer's instructions:

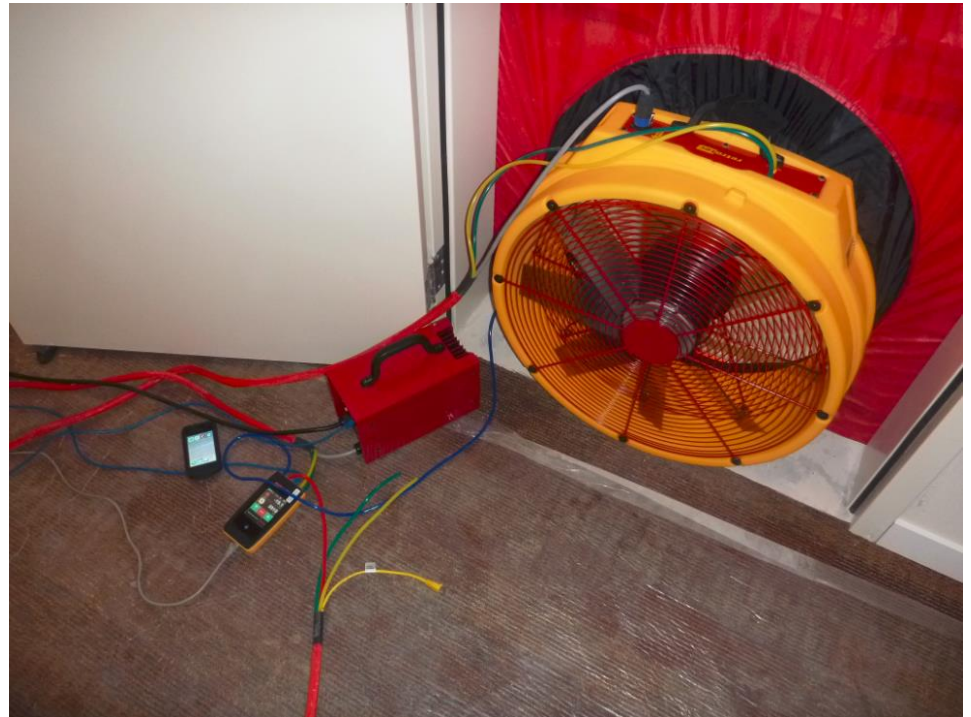
- Concrete masonry walls that have at least two coatings of paint or at least two coatings of sealer coating.
- Concrete masonry walls with integral rigid board insulation.
- Structurally insulated panels.
- Portland cement or Portland sand parge, or stucco, or a gypsum plaster, each with min. 1/2 inches thickness

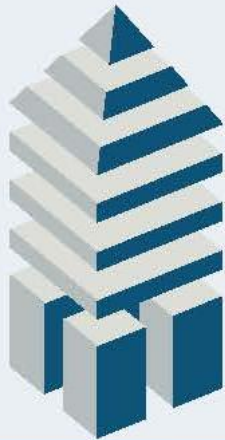


Air Barrier Whole Building Requirements

C. The entire building has an air leakage rate not exceeding 0.40 cfm/ft² at a pressure differential of 0.3 in w.g. (1.57 psf) (2.0 L/ m² at 75 pa), when the entire building is tested, after completion of construction, in accordance with ASTM E779 or another test method approved by the Commission.

EXCEPTION to
Section 140.3(a)9:
Relocatable Public
School Buildings.





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Air Barrier Benefits

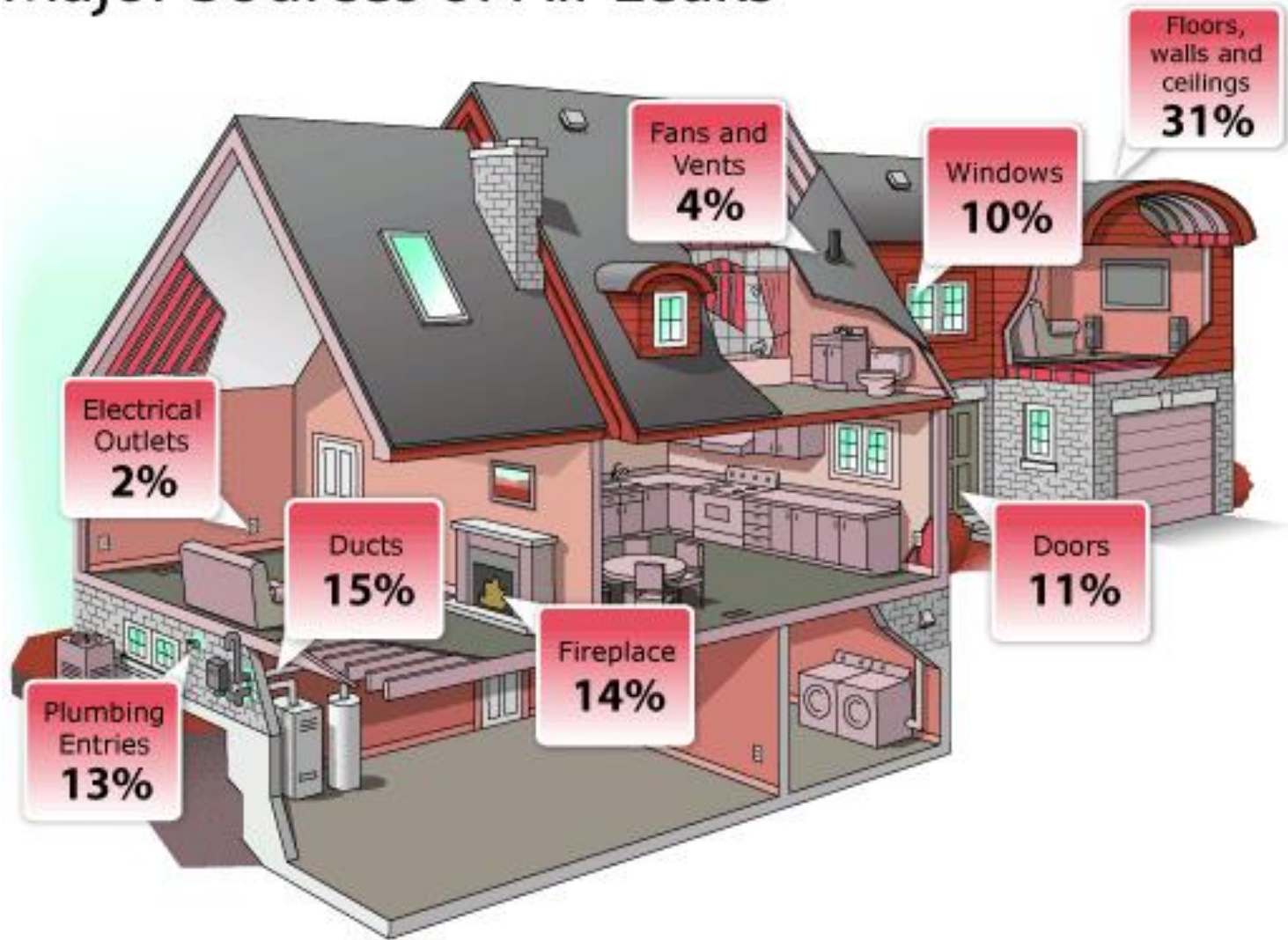
Why Air Barriers?

- **Saves Energy = Saves Money**
- **Noise Reduction**
- **Pest Reduction**
- **Moisture Reduction**
- **Improved Environmental Control = Better Comfort**



Air Leakage Sources

Major Sources of Air Leaks



Energy Savings

ACH50	Natural Air Change	Rating	% of bill	% savings potential
	Air Leakage Rate			
1.5	0.075	Super	2%	none
3.5	0.18	Excellent	6%	1 to 3%
5	0.25	Better	10%	2 to 4%
7	0.35	Good	14%	2 to 5%
10	0.50	Fair	20%	3 to 10%
20	1.0	Bad	40%	5 to 20%



Annual Energy Savings:

*** Investigation of the Impact of Commercial Building Envelope Airtightness on HVAC Energy Use at 0.4 CFM/SF2**

National Institute of Standards & Technology, 2005

office

City	Gas Savings		Electrical Savings		Total Savings
Bismarck	\$1,854	42%	\$1,340	26%	\$3,195
Minneapolis	\$1,872	43%	\$1,811	33%	\$3,683
St. Louis	\$1,460	57%	\$1,555	28%	\$3,016
Phoenix	\$124	77%	\$620	9%	\$745
Miami	\$0	0%	\$769	10%	\$769

retail

City	Gas Savings		Electrical Savings		Total Savings
Bismarck	\$1,835	26%	\$33	2%	\$1,869
Minneapolis	\$1,908	28%	\$364	18%	\$2,272
St. Louis	\$1,450	38%	\$298	9%	\$1,748
Phoenix	\$176	64%	\$992	14%	\$1,169
Miami	\$6	98%	\$1,224	14%	\$1,231

apartments

City	Gas Savings		Electrical Savings		Total Savings
Bismarck	\$1,835	26%	\$33	2%	\$1,869
Minneapolis	\$1,908	28%	\$364	18%	\$2,272
St. Louis	\$1,450	38%	\$298	9%	\$1,748
Phoenix	\$176	64%	\$992	14%	\$1,169
Miami	\$6	98%	\$1,224	14%	\$1,231



Summary of Calculated Ratios

*** Investigation of the Impact of Commercial Building Envelope Airtightness on HVAC Energy Use—**

National Institute of Standards & Technology, 2005



Two Story Office Building	Bismarck	Minneapolis	St. Louis	Phoenix	Miami
Cost of energy saved x Scalar of 8	\$25,701	\$25,701	\$24,122	\$5,956	\$6,153
Masonry Backup Wall					
First cost of the air barrier	\$12,054	\$12,054	\$12,054	\$12,054	\$12,054
Calculated Scalar	3.8	3.8	4.0	16.2	15.7
Steel Frame Building - Taped sheathing (Option 1)					
First cost of the air barrier	\$4,612	\$4,612	\$4,612	\$4,612	\$4,612
Calculated Scalar	1.4	1.4	1.5	6.2	6.0
Steel Frame Building - Commercial Wrap (Option 2)					
First cost of the air barrier	\$325	\$325	\$325	\$325	\$325
Calculated Scalar	0.1	0.1	0.1	0.4	0.4

One Story Retail Building	Bismarck	Minneapolis	St. Louis	Phoenix	Miami
Cost of energy saved x Scalar of 8	\$14,946	\$18,174	\$13,985	\$9,345	\$9,840
Masonry Backup Wall					
First cost of the air barrier	\$7,287	\$7,287	\$7,287	\$7,287	\$7,287
Calculated Scalar	3.9	3.2	4.2	6.2	5.9
Steel Frame Building - Taped sheathing (Option 1)					
First cost of the air barrier	\$2,604	\$2,604	\$2,604	\$2,604	\$2,604
Calculated Scalar	1.4	1.1	1.5	2.2	2.1
Steel Frame Building - Commercial Wrap (Option 2)					
First cost of the air barrier	\$176	\$176	\$176	\$176	\$176
Calculated Scalar	0.1	0.1	0.1	0.2	0.1

Four Story Wood Frame Apartment Building (Clapboard Siding)	Bismarck	Minneapolis	St. Louis	Phoenix	Miami
Cost of energy saved x Scalar of 8	\$16,567	\$18,045	\$12,498	\$1,067	\$3,294
Taped sheathing (Option 1)					
First cost of the air barrier	\$5,317	\$5,317	\$5,317	\$5,317	\$5,317
Calculated Scalar	2.6	2.4	3.4	39.9	12.9
Commercial Wrap (Option 2)					
First cost of the air barrier	\$370	\$370	\$370	\$370	\$370
Calculated Scalar	0.2	0.2	0.2	2.8	0.9
Four Story Wood Frame Apartment Building (Masonry Veneer)	Bismarck	Minneapolis	St. Louis	Phoenix	Miami
Cost of energy saved x Scalar of 8	\$16,468	\$17,067	\$12,326	\$994	\$3,286
Taped sheathing (Option 1)					
First cost of the air barrier	\$5,317	\$5,317	\$5,317	\$5,317	\$5,317
Calculated Scalar	2.6	2.5	3.5	42.8	12.9
Commercial Wrap (Option 2)					
First cost of the air barrier	\$370	\$370	\$370	\$370	\$370
Calculated Scalar	0.2	0.2	0.2	3.0	0.9

Color key:

3.8 Scalar = < 8
16.2 Scalar > 8

Noise and Pest Reduction

Less Holes in the Building =

**Less Noise and More Noise
Reduction**



**Less Opportunity for
Pests and Rodents**



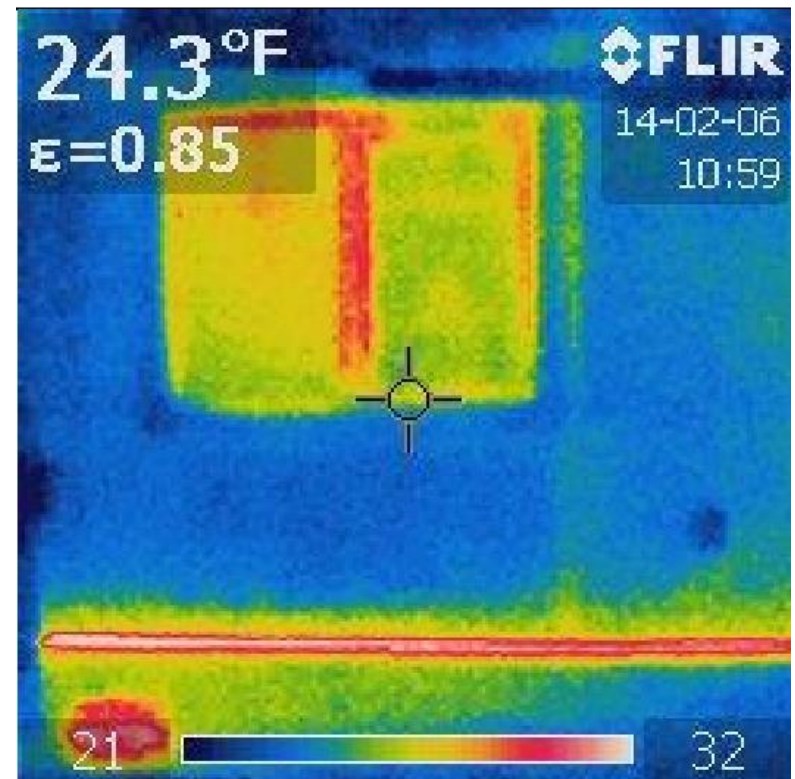
Moisture and Condensation Reduction

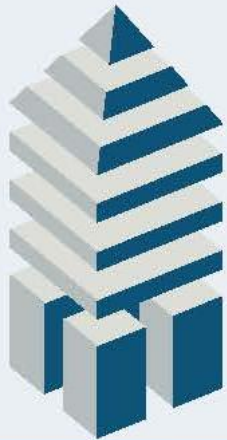
Reduced air leakage prevents condensation from occurring in unwanted parts of the building envelope.



Air Leakage at Plate Line

Less uncontrolled air leakage means better air quality, tighter humidity ranges and better control of the interior environment.





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Air Barrier Design Considerations

4 Typical Air Barrier Approaches

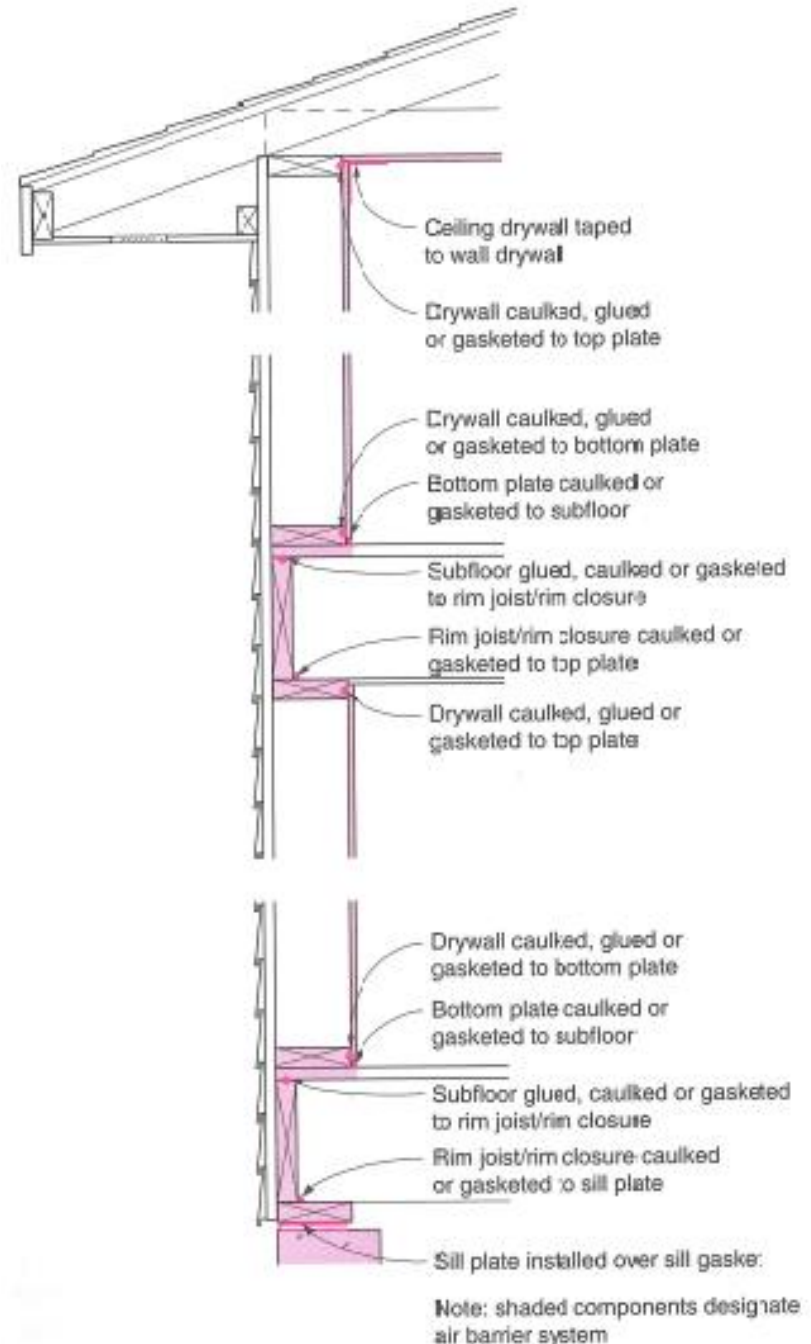
- Air Tight Drywall and Framing
- Interior Vapor Barrier Membrane
- Exterior Sheathing
- Exterior Weather Resistive Barrier

Most successful approach is a combination of approaches



Air Tight Drywall And Framing Approach

Requires taped seams, spray foam, sealants and other air barrier transition components



Air Tight Drywall and Framing Approach

• Pros

- Controls the entry of interior, moisture laden air from entering into wall cavity
- Can be enhanced with ccSPF
- Repaired easily
- Inspected visually and tested easily
- Lower cost
- Significant history of success in single family residential

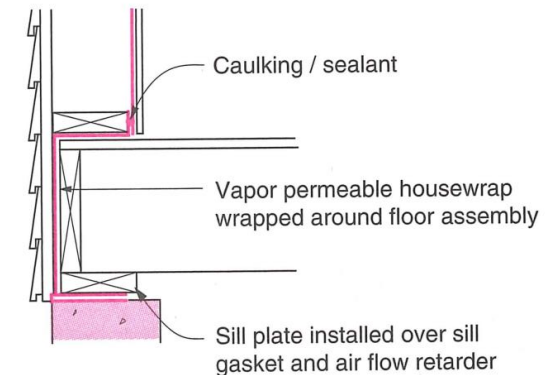
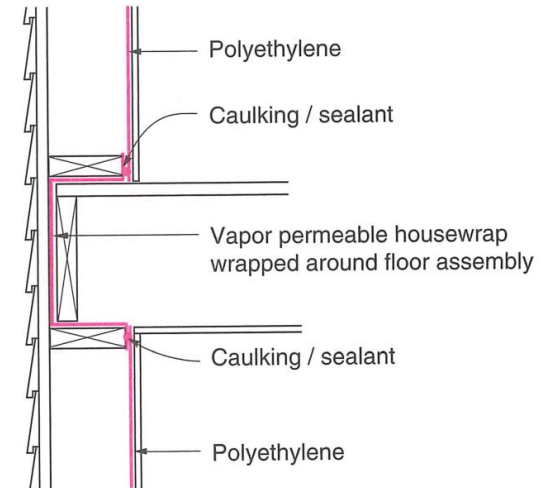
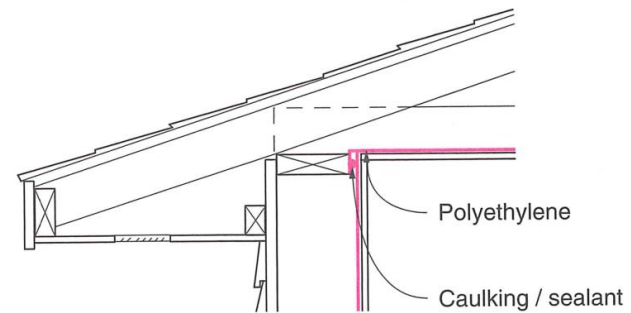
• Cons

- Interior air barrier does not control wind-washing of insulation
- Easily damaged by occupant usage
- Demising walls require detailing
- Several trades involved in the proper installation of the entire system requires a high level of coordination
- Not suitable for Hawaii



Interior Vapor Barrier Membrane Approach

- Polyethylene
- Semi-Permeable Membranes



Note: shaded components designate air barrier system



Interior Vapor Barrier Membrane Approach

• Pros

- Controls the entry of interior, moisture laden air from entering into wall cavity
- Can be enhanced with ccSPF
- Controls both air and vapor
- One – two trade installation

• Cons

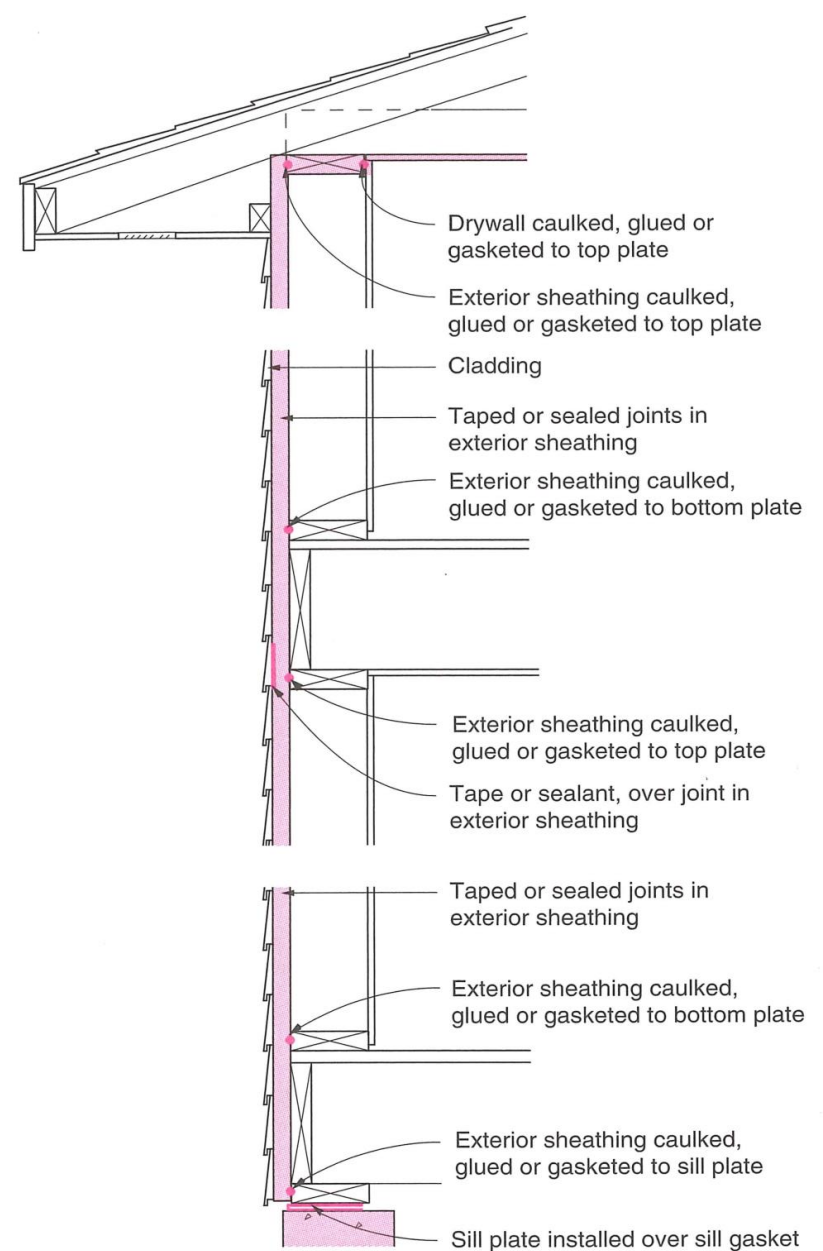
- Does not allow for interior drying of wall cavity. This is necessary in a majority of climates and air conditioned spaces.
- Interior air barrier does not control wind-washing of insulation
- Not accessible for visual review and repair once drywall is installed
- Easily damaged by occupant usage
- Not suitable for Hawaii



Exterior Sheathing Approach

- Plywood
- OSB
- Gypsum Board

Requires tapped seams, spray foam, sealants and other air barrier transition components



Note: shaded components designate air barrier system



Seal Joints and Gaps



Seal Joints and Gaps



The Foam (Miracle in a Can)



Sealing Gaps in Sheathing



Sealing Sheathing Joints



Seal Joints and Gaps



Seal Joints and Gaps



Exterior Sheathing Approach Pros and Cons

• Pros

- Cost effective
- Can be enhanced with ccSPF
- Controls both air and vapor
- One – two trade installation
- Inspected visually and tested / repaired easily
- Controls wind-washing of insulation

• Cons

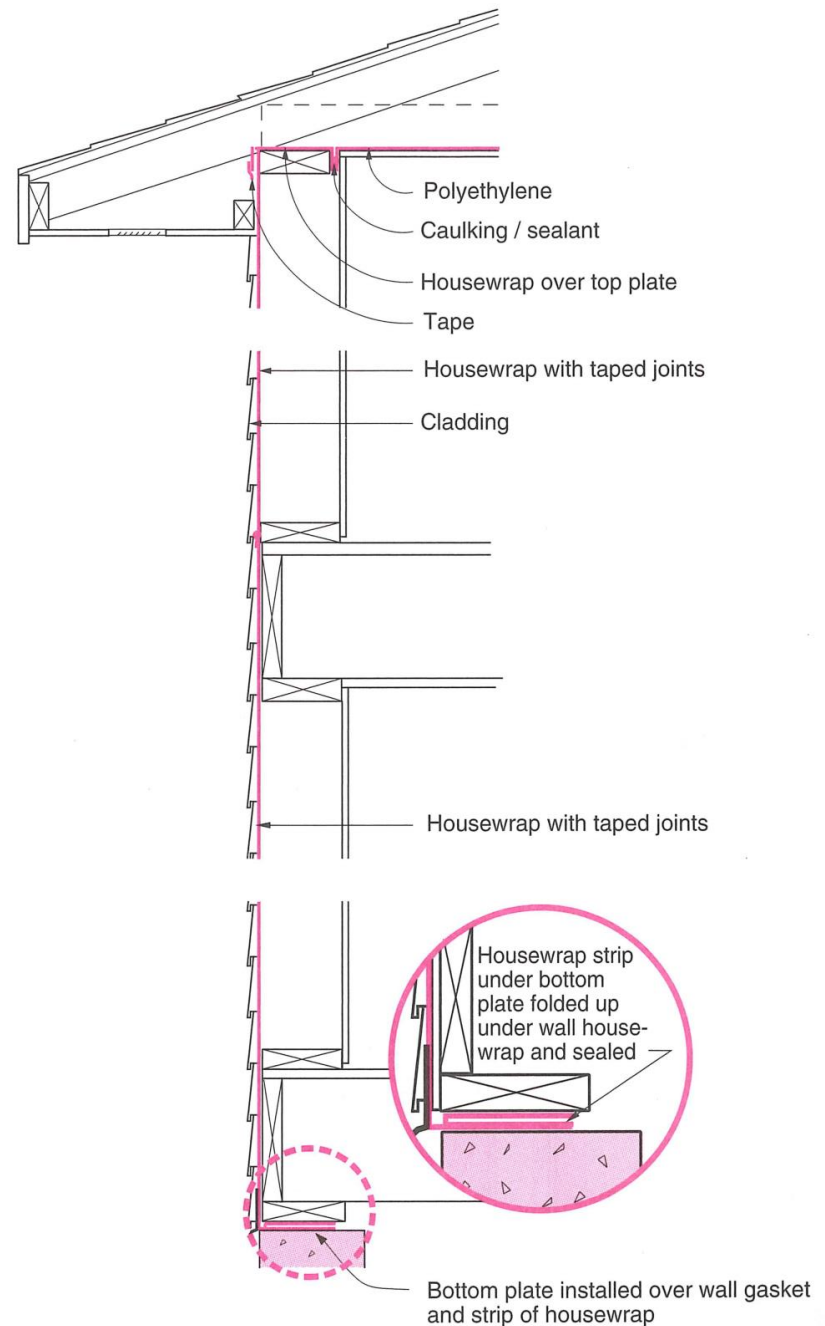
- Building movement could create discontinuity
- Joint treatment may be weather sensitive
- Subject to construction damage / penetrations after installation
- Requires weather resistant barrier to control moisture



Exterior Weather Resistive Barrier Approach

- Liquid Applied Coatings
- Non-Adhered Membranes
- Adhered Membranes

Requires taped seams, spray foam, sealant and other air barrier transition components



Liquid Applied Mock-Up



Liquid Applied



Liquid Applied Approach Pros and Cons

• Pros

- Controls air, vapor and moisture
- One trade installation
- Inspected visually and tested / repaired easily
- Controls wind-washing of insulation
- Nail seal-ability
- Seamless

• Cons

- Potential adherence issues with multiple substrates
- Blistering
- Requires substrate board
- May require crack bridging characteristics
- Weather and temp dependent
- Current total system cost higher than other approaches



Adhesion Issue



Blistering



Air and Water Barriers Manufacturers

Permeable and Semi Permeable Fluid Applied:

Manufacturer	Product Name	Perms Dry / Wet	Air Leakage
BASF	Various Products	0.08 / 5.85	0.0066
DuPont	Tyvek Fluid Applied WB	11.48/24.23	0.0036
Grace C.P.	Perm-A-Barrier VP	0.09 / 0.03	<0.004
	Perm-A-Barrier Liquid		<0.004
Henry Co.	Air Bloc 31	0.57 / 36.12	0.004
	Air Bloc 32	0.23 / 1.02	0.0029
Momentive	SilShield AWB	4.27 / 5.49	0.0064
Parex USA	Weatherseal	0.828 / 9.2	0.0548
Prosoco Inc.	R-Guard Spray Wrap	2.52 / 10.5	0.016
Sto Corp.	Gold Coat 265	2.52 / 5.7	0.016
WR Meadows	Air Shield LMP	na / na	0.0026
	Air Shield LM	na / na	0.0035



Non-Adhered Membrane



Non-Adhered Membrane Approach

• Pros

- Controls air, vapor and moisture
- One trade installation
- Inspected visually and tested / repaired easily
- Controls wind-washing of insulation
- Potential for Nail Seal-ability
- Homogenous materials
- Not Weather or Temp dependent
- Large rolls = Fast installation

• Cons

- Potential UV exposure issues if left un-cladded
- Potential blow off issues if left un-cladded
- Seams require taping
- May require substrate board to resistant inward and outward pressures
- Requires different fastenings than WRB installation
- Integration of flexible flashings



Air and Water Barriers Manufacturers, cont.

Non-Adhered Sheet Assemblies

Manufacturer	Product Name	Perms Dry / Wet	Air Leakage
DuPont	Tyvek Commercial Wrap	25.31/32.68	0.0023
	Tyvek Commervial Wrap D	42.65/42.48	0.00225
	Tyvek HomeWrap	56 / 54	Pass
Pactiv	GreenGuard Rain Drop	12.33 / np	<0.001
	GreenGuard Max	13.52 / np	<0.001
	GreenGuard Ultra Wrap	45.45 / np	<0.0001
VaproShield	Wallshield	np / 212	Not A.B.
	Wrapshield	np / 50	<0.0094
	Wrapshield SA	np / 50	<0.0001
Tytar	MetroWrap	10 / np	Not Test'd
	HouseWrap	12 / np	Not Test'd



Adhered Membrane



Self Adhered Membrane Approach

• Pros

- Controls air, vapor and moisture
- One trade installation
- Inspected visually and tested / repaired easily
- Controls wind-washing of insulation
- Potential for nail seal-ability
- Homogenous materials
- No blow off issues
- Hawaii, can be a vapor barrier

• Cons

- Potential UV exposure issues if left un-cladded
- Requires substrate board
- Impermeable (most types)
- May require primer
- Weather and temperature dependent
- Heavier rolls
- Compatibility issues with other air barrier components

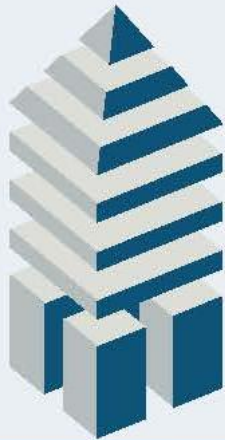


Air and Water Barriers Manufacturers

Self Adhered Sheet Assemblies

Manufacturer	Product Name	Perms Dry / Wet	Air Leakage
WR Grace	Perm-A-Barrier WM	np / 0.05	0.0002
Henry	Blueskin SA	0.03 / 0.86	0.006
WR Meadows	Air Shield	np / .047	0.0013
Carlisle	CCW-705	0.05 / np	<0.0009
VaproShield	Wrapshield SA	np / 50	<0.0001





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Combination of Air Barriers and
Continuous Insulation

Continuous Insulation Defined

Insulation that is continuous across assemblies that separate conditioned from unconditioned space. It is installed on the exterior or interior or is integral to any opaque surface of the building envelope and has no thermal bridges other than fasteners and necessary service openings.

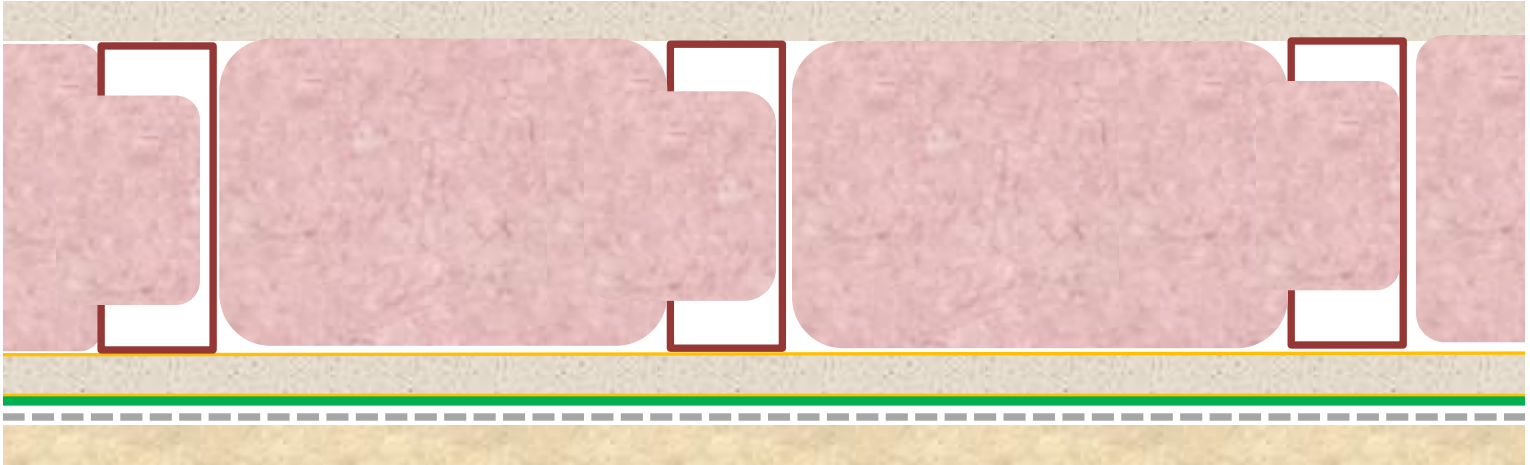
-2013 Title 24, Part 6

Insulation that is installed in such a that is continuous and is uninterrupted by framing members or other construction elements that would reduce the thermal resistance of the insulation.

-2004 ASHRAE 90.1 User's Manual



Typical Exterior Insulation



Traditional Insulated Wall Section



High Thermal Losses



R Value Reductions

**TABLE A9.2-2 Effective Insulation/Framing Layer R-Values
for Wall Insulation Installed Between Steel Framing**

Nominal Depth of Cavity, in.	Actual Depth of Cavity, in.	Rated R-Value of Airspace or Insulation	Effective Framing/Cavity R-Value at 16 in. on Center	Effective Framing/Cavity R-Value at 24 in. on Center
Empty Cavity, No Insulation				
4	3.5	R-0.91	0.79	0.91
Insulated Cavity				
4	3.5	R-11	5.5	6.6
4	3.5	R-13	6.0	7.2
4	3.5	R-15	6.4	7.8
6	6.0	R-19	7.1	8.6
6	6.0	R-21	7.4	9.0
8	8.0	R-25	7.8	9.6

Metal framed wall assemblies require a reduction factor.



Material Selection Considerations

- **R-value**
- **Air and vapor permeability**
- **Moisture resistance**
- **Composite qualities (i.e. – integral cladding, weather resistant barrier, air barrier, interior vapor barrier)**
- **Fire resistance**
- **UV resistance (for open joint assemblies)**
- **Furring and effective R reductions**



Continuous Insulation Options

R Value ↑

- Insulation Panels and Materials
- ccSPF – Closed Cell Spray Polyurethane
- PolyIso – Polyisocyanurate
- XPS – Extruded Polystyrene
- Mineral Wool Insulation
- EPS – Expanded Polystyrene
- Insulation Panel Enhancements
- Foil Facing
- Plywood Facing
- Reinforced Cementitious Coating Faced



Design Considerations

- **Location of the Air Barrier / WRB**
- **Thermal Bridging**
- **Edge Treatments and Terminations**
- **Sequencing and Testing – Review of WRB**



Edge Treatments and Terminations

Insulation requires a designed solution at it's terminations

- ✓ **Windows and Doors**
- ✓ **Floor Line Flashings**
- ✓ **Z-Girts**
- ✓ **Soffits and Parapets**

Let's review Windows and Z-Girts as they are most typical



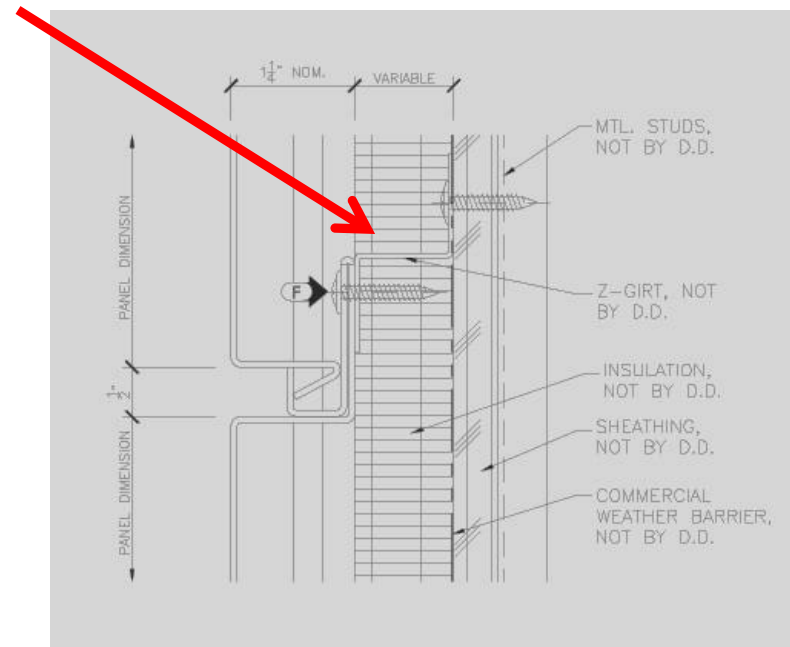
Thermal Bridges and Z-Girts

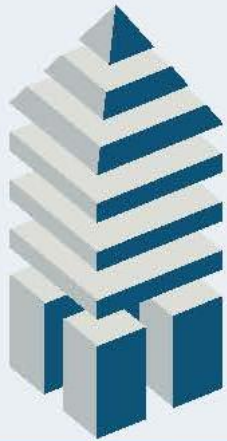
Because metal is a terrific conductor of heat, thermal bridges increase the U-value of an assembly

In a side by side comparison, metal stud framing is 15 - 50% less efficient than wood framing

Z-girts through continuous insulation assemblies increase the U-values of assembly by 20-40%

R-21 with Z-girts = R-15eff





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San Diego International Airport
Continuous Insulation Mock-Up

Continuous Insulation System for SD Airport



Continuous Insulation System And Air Barrier for SD Airport



WRB Barrier Over insulation

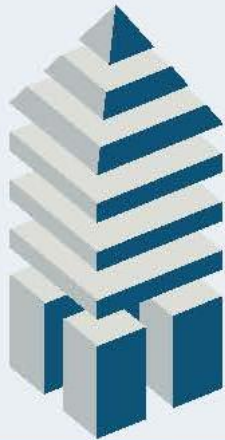


Butyl Tape Behind Z Girts



WRB / Air Barrier Over the Insulation





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Snohomish Jr. High School
Invited to Review VaproShield

Snohomish Jr. High School – Mineral Wool



WRB / Air Barrier Under the Insulation



Snohomish Jr. High School – Hat Channel



Keys to Success

- **Detail the Air Barrier**
- **Continuity**
- **Construction Observation**
- **Testing**

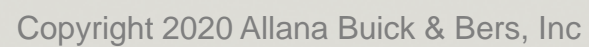


Typical Continuity Challenges

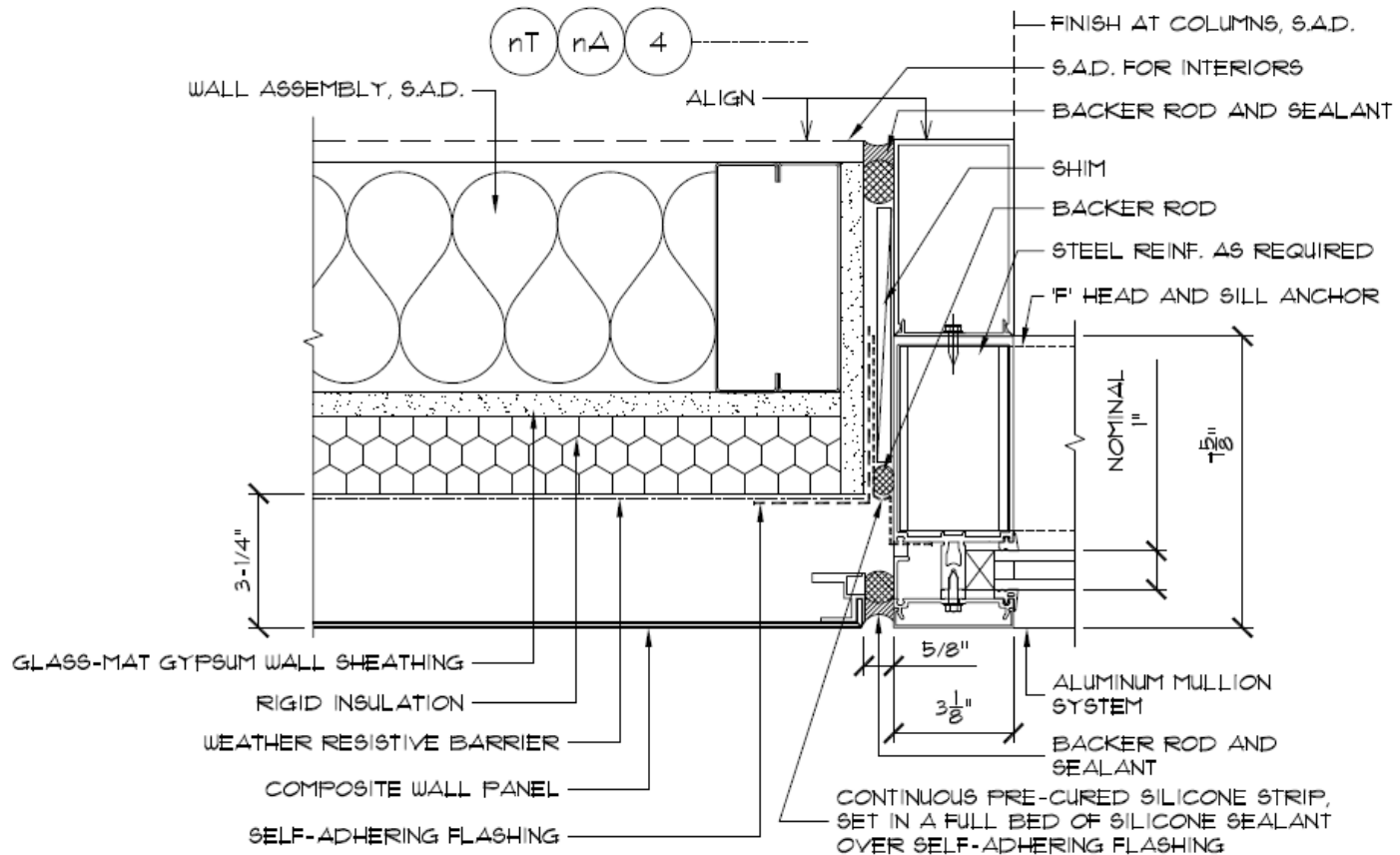
- **Changes in Materials at Exterior**
- **Roof to Wall Connections**
- **Roof Level Changes**
- **Separation of Attics to Conditioned Space**
- **Penetrations**
- **Window and Door Sills / Thresholds**
- **Wall to Foundation**
- **Interior Common Demising Walls**



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Window Jamb



COMPOSITE WALL PANEL
TERMINATION AT TYPICAL
VERTICAL STOREFRONT JAMB

SCALE: N.T.S.

FILE:

6
A651

Potential Air Leakage Pathways – Interior



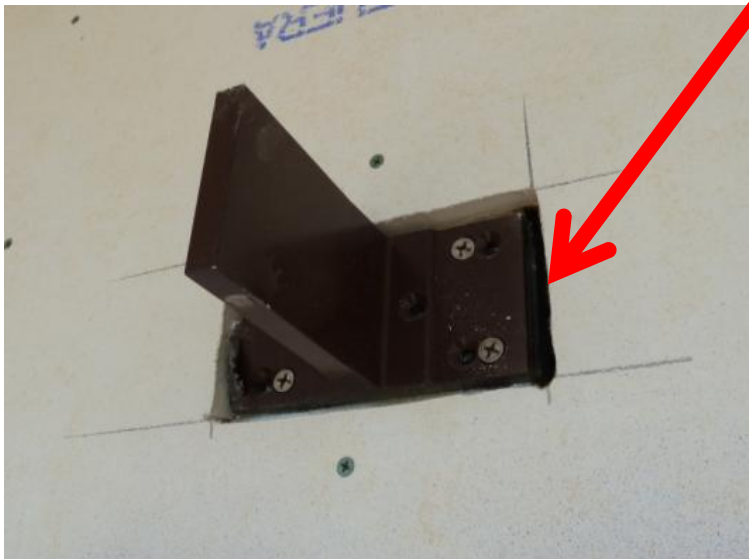
Potential Air Leakage Pathways – Interior Door Thresholds



Potential Air Leakage Pathways – Interior Window Perimeters



Potential Air Leakage Pathways – Exterior Penetrations



Potential Air Leakage Pathways – Drip and Other Flashings



Potential Air Leakage Pathways – Exterior Balloon Framing



Potential Air Leakage Pathways – Exterior

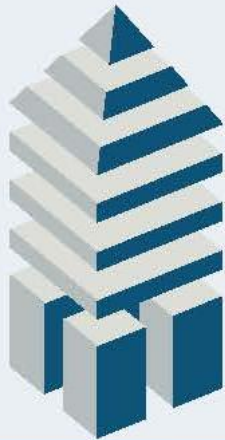


Potential Air Leakage Pathways – Exterior Openings



Potential Air Leakage Pathways – Scupper and Other Penetrations





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Available Resources

Available Resources

- **Title 24, Part 6 – 2013**
- **ANSI/ASHRAE/IESNA - 90.1 User's Manual**
- **Air Barrier Association of America Website**
<http://www.airbarrier.org/>



In Closing...

Air Barriers

Code Required*

***in limited applications**

Offer Key Benefits

Require Careful Consideration to Detailing

Continuous Insulation

Code Required*

***in limited applications**



Questions?

