

Technical Bulletin: Laundry Room Air Sealing

Residential New Construction Program



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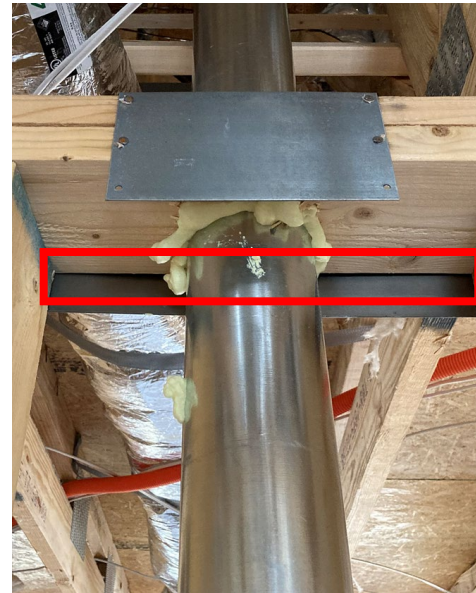
The laundry room in homes is often overlooked, but it is a common source of air leakage. While it isn't always the cause for failure, ensuring the home is completely air sealed is the best way to achieve positive blower door results. The pre-drywall stage is the last chance for cost-effective air sealing measures, so it is important to seal all gaps in the home at that stage. In this technical bulletin, we will cover tips for sealing laundry rooms and double walls at the pre-drywall and final stages.

Pre-Drywall Air Sealing Tips

- Ensure the penetrations around **dryer exhausts** and **plumbing** is sealed at the top plate.
- **Double-wall tops plates** often have a gap between the two pieces of lumber that make up the top plate. This should be sealed, and if the gap is larger than 1", place an air barrier followed by foam or caulk.
- The **nail plate** that covers large penetrations often have large gaps as well. If the top plate isn't sealed, air can bypass any top plate gasket and leak into the home. Ensure all **nail plates** are in as much contact with the top plate and fully air sealed from the interior side of the wall.



The tops of the dryer vent and washing machine plumbing are foamed but not the top of the double wall.



While not required, air sealing the backside of a nail plate on the interior of the wall helps reduce air infiltration.

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Final Air Sealing Tips

- Ensure all P-traps in the house are filled, including the washer if possible. Filling the P-trap with water creates a seal to prevent air infiltration through plumbing during the blower door test.
- Check that both the washer and dryer connections are sealed to the drywall. Any air leakage found in these areas could be caused by poor or damaged air sealing around nail plates, penetrations, or top plate gaskets. The following are methods raters and builders can follow to stop these leaks.
 - Interior sealing: If possible, remove any covering or faceplates for the washer and dryer. Ensure any gaps around the drywall penetrations are fully sealed. Examples of areas to seal are below.
 - Attic sealing: If the laundry wall can be reached safely in the attic, carefully check the top plate from the attic with the home pressurized. Air leaks should be easily felt around the top plate and penetrations of the laundry wall. Once these air leaks are found, fully block and seal with caulk or foam.



In an instance where the blower door is not meeting the target result, one area to check for air infiltration are the laundry connections.



Remove the faceplate of the washer connection and ensure the drywall is picture framed to the washer connections.



At the dryer vent connection, check behind the trim for the vent box to be sealed to the drywall.