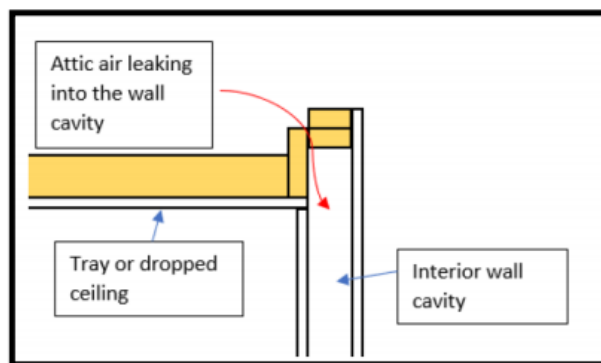


TECHNICAL BULLETIN: PROPERLY AIR SEALING TRAY CEILINGS

It is critical to ensure proper air sealing throughout the entire home to meet infiltration code requirements and to receive additional incentives from the New Homes Programs. For example, it is common for the attic air barrier between the home and the unconditioned attic to not be adequately sealed, particularly if there are challenging framing aspects.

Tray ceilings are typically located in the master bedrooms and require complex framing. Improperly sealed tray ceilings cause a home to perform poorly in two ways:

1. Unconditioned attic air enters the building envelope, increasing infiltration.
2. Lower insulation grade due to attic air moving through the insulation.

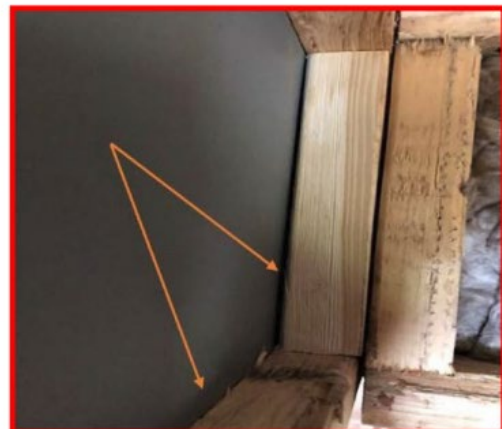


To correctly air seal tray ceilings:

- Install a continuous rigid air barrier or other supporting material to cap dropped ceilings or soffits.
- Seal all seams, gaps, and holes in the air barrier with caulk or foam before installing attic insulation.
- Ensure that the air barrier is continuous and in full contact with the insulation.



Tray ceiling is fully sealed



Tray ceiling has gaps between air barrier and framing