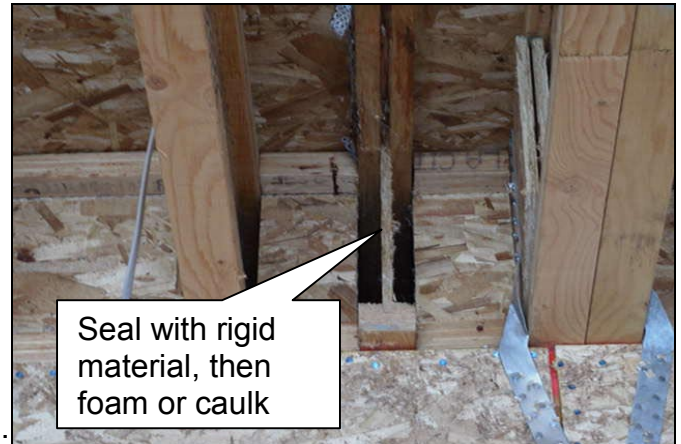
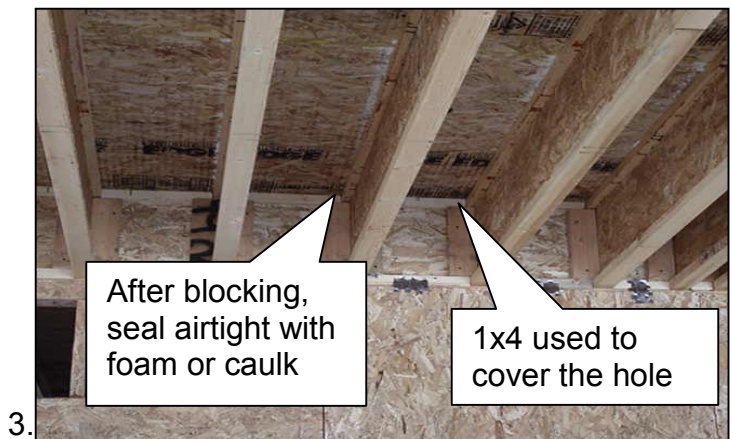


Garage to House Wall

The garage to house wall is a large source of potential air leakage. The leakage can easily carry deadly fumes (CO, VOC's), increase energy use and cause comfort problems. In cold climates pipes can freeze. Pictures one and two show an "I" joist blocked by a piece of "I" joist. As can be seen in picture two there are large holes at each junction.



Pictures three, four and five show two ways to minimize leakage. In picture three, a 1x4 was used to cover the holes. Foam or caulk should be used to seal the holes at the garage to house connections.



Pictures four and five show the use of a band-joist or ribbon closing the end of the "I" joist. If 2x8's or 10s are used as floor joists, the same dimension lumber and a band-joist of Oriented Strand Board or Plywood can be used to block them.

