



Informal Interpretation Report Number 6608



Date September 01, 2010

Edition 2007

Section 606.AB.1.2.3

Question:

Is it the intent of the Code to allow drywall joint compound to be used as a "sealant" between the ceiling gypsum board and the top plate?

Answer

13-606.ABC.1.2.3 Ceilings requires specific location for application of sealants. Please note this is in the Residential section of the energy code. The term "sealed" is not clearly defined in the Energy Code. If done properly, the sheetrock applied to the roof truss system would have a sealant applied at each wall intersection. The local Building Official, generally through the plans examiner by way of plan review and sign off, must approve of the method of sealing as required in the section. The same requirement exists in FBC-R Section N1106.AB.1.2.3 without a definition of sealed.

Commentary:

This installation would prevent air infiltration from the attic into the wall cavity. Then the wallboard would be installed. The taping and "mudding" of the ceiling and wallboards generally meets the requirement. The exact materials used to accomplish the primary seal is up to the "approval" of the designer and local Building Official. The process should be as specified on the plans. Another alternative is to install an approved air barrier at the ceiling plane and all penetration of the air barrier shall be made in accordance with the air barrier manufacturer. However, even the air barrier requires a sealant at the

exterior walls. Sec. N1106.AB.1.2 , Exterior joints or openings in the envelope, specifies that "Exterior joints, cracks or openings in the building envelope that are sources of air leakage shall be caulked, gasketed, weaterstripped or otherwise sealed in accordance with the criteria in Sec. N1106.AB.1.2.1 through N1106.AB.1.2.5."

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.