

Maine Weatherization Standards



*Guidance for delivery of weatherization services
for residential buildings*

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Introduction

The Maine Weatherization Standards (Standards) provide guidelines to local administering agencies and contractors regarding the proper delivery of weatherization services for residential buildings. The purpose of the Standards is to ensure that high quality service is given at a reasonable cost and is delivered uniformly throughout Maine. The Standards are aligned with the companion Maine Weatherization Field Guide, which embodies the standard work specifications applicable to the Maine Weatherization Assistance Program (WAP). The Standard Work Specifications (SWS) are the nationally-recognized weatherization industry standards for work quality and outcome. While the Standards and the Maine Weatherization Field Guide are fully aligned, the two documents are distinct. The Standards provides more overview and detail on overarching goals and guidance for delivery of weatherization services. The Maine Weatherization Field Guide format provides clear quality standards for specific measures and test procedures using concise SWS language and photographs, and is well suited for direct use in the field. The success of Maine's weatherization programs depend upon agencies and contractors having a full understanding of these companion resources.

The objectives of the Standards are, in tandem with the Maine Weatherization Field Guide, to define the appropriate application of weatherization measures for each residence serviced and to set guides for the expectation of quality of the installed product. The Standards delineate material specifications as well as the steps that should be followed to complete each measure.

Procedures are included for evaluating the quality of each installed conservation measure and the overall quality of the completed job.

Additionally, it is anticipated that these Standards will help ensure that weatherization program funds are used in the most cost-effective manner possible.

This document is intended to represent the best thinking at the time of writing. It is also intended to be a dynamic document, changing as necessary to reflect advances in best practices for weatherization and the health and safety of clients and weatherization personnel.

All testing procedures, inspections, and safety checks performed by agency personnel and contractors will be done with the attempt to follow the tone and spirit of these Standards. No testing is to be performed by persons not holding appropriate licenses or certifications for doing so. It is understood by MaineHousing, that audit results constitute an opinion of observable conditions at the time of the audit/inspection. It is also understood that sometimes other deficiencies may exist beyond those observed.

The Weatherization Assistance Program (WAP) has changed substantially, both technically and administratively, since its inception over three decades ago. The weatherization process continues to evolve in response to changes in funding, weatherization technology, program rules, and administrative personnel. The Standards will be used to implement and document these changes as they occur. Refer to [Section 1.4](#) for details.

From time-to-time, these Standards may be amended and/or revised by MaineHousing's Energy and Housing Services Division, to reflect changes in state or federal regulations, advances in technology, and/or innovative approaches to weatherization. These Standards are organized to easily accommodate changes.

1. Administrative, Scope, and General Requirements

Section 1. Administrative, Scope, and General Requirements

1.1 Effective Date

1. All weatherization measures performed or completed on or after the date specified in the agency agreement shall comply with these Standards.
2. All dwelling units audited after December 1, 2018 shall comply with these standards.

1.2 Scope

1. The goal for the MaineHousing Energy & Housing Services Division (EHS) Weatherization Assistance Program (WAP) is:

"To provide weatherization assistance which increases the energy efficiency of dwellings owned or occupied by low-income persons, reduce their total residential energy expenditures, and improve their health and safety, especially low-income persons who are particularly vulnerable such as the elderly, the handicapped, and children."
2. The Maine Weatherization Standards may be referred to throughout this document as "the Standards," or "WAP Standards".
3. The Standards shall apply to all local administering agencies providing Weatherization Assistance Program (WAP) services.
4. The Standards provide guidelines for the installation of energy conservation measures and repairs. Materials and measures that are preferred or not allowed will be specifically designated.
5. Items designated as "preferred approaches" are not required, nor are they mandatory. Agencies will be in compliance with the Standards if they choose not to implement items listed as "preferred", as long as the alternate method selected provides an equivalent or better result as measured by effectiveness and the savings-to-investment ratio. However, the preferred approaches are provided as allowable options that will help to maximize the effectiveness of WAP services, protect the health and safety of clients and crews, and contribute to increased energy savings.
 - a. These Standards are not intended to abridge safety, health, environmental, or local codes or other ordinances. Such requirements, if more stringent than these, shall apply; if these Standards are more stringent, the Standards shall apply.
 - b. All questions concerning the content or implementation of the Standards should be directed to MaineHousing's Energy and Housing Services Division (EHS).

1.3 Enforcement

Continued agency inability and/or refusal to comply with these Standards are grounds for MaineHousing to suspend, terminate, or otherwise apply special condition(s) to the agency's agreement to provide weatherization services.

1. Administrative, Scope, and General Requirements

1.4 Amendments to Program Field Standards

1. From time to time, these Standards may be amended and/or revised by EHS, to reflect changes in state or federal regulations, advances in technology, and/or innovative approaches to weatherization. EHS encourages agencies and contractors to submit suggested changes to these Standards that will result in the delivery of services in a more cost-effective manner while continuing to provide high quality work.
2. Amendments to these Standards will not become effective until thirty (30) calendar days from the date of EHS approval and agency notification, except under the following conditions where amendments or revisions will become effective immediately:
 - a. Changes in state or federal law or regulations mandate immediate implementation; or
 - b. EHS determines that an emergency situation exists, such as a potential threat to life, limb, or personal property, and the proposed amendment and/or revision is necessary for the protection of the health and welfare of Maine citizens.
3. Any agency or contractor personnel may submit comments and suggested changes or revisions to these Standards to EHS at any time. Suggested changes to the Standards must be accompanied by supporting documentation.
4. Outside of federal mandates, the process for implementation of change will be either by recommendation of MaineHousing's technical staff to MaineHousing's Director of EHS, or by:
 - a. Introduction by the Building Technology Committee (BTC), followed by recommendation to the Housing Council (HC); and
 - b. Acceptance of BTC recommendation by the HC and a recommendation to MaineHousing, Director of the EHS; followed by
 - c. Adoption by MaineHousing and circulation to agency and contractor weatherization providers; and
 - d. Issuance of dated replacement pages reflecting changes as they are adopted.
5. All changes, however initiated, will be reflected on an official change notice indicating an effective date and be distributed to the Housing Directors. MaineHousing will seek feedback to these changes as appropriate.

1.5 Applicable Codes and Standards

All repair and installation work shall conform to the local building codes when applicable, including, but not limited to, the Maine Plumbing Code; the NFPA 70 National Electric Code; NFPA 101 Life Safety Code; NFPA 31 Standard for the Installation of Oil-Burning Equipment; NFPA 54 National Fuel Gas Code; NFPA 211 Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances; and ASHRAE 62.2-2016 Ventilation and Indoor Air Quality in Low-Rise Residential Buildings.

1. Administrative, Scope, and General Requirements

1.6 Quality of Work

1. At no time during the job shall the contractor store any materials and tools in living areas of the dwelling. Tools and materials shall be placed in proper storage chests or job trailers at the end of each workday. With the homeowner's consent, the contractor may store items in non-living spaces on the property.
2. Care shall be taken to assure that the new trim blends into the existing character of the home and is of equal or better quality.
3. Any exterior wood trim installed on the home shall have all four sides primed. Any interior materials installed on the home shall be of a material to match the existing trim located in the home. At no time shall interior trim be installed in a manner that is less than square stock select pine. All trim installed shall be free of loose knots and all exposed sides should be finished.
4. MaineHousing strongly encourages the contractor to utilize pre-primed manufactured trim, such as Windsor One or Prime-Lock materials. These materials are manufactured in 16-foot lengths. The use of these materials eliminates the need to prime materials in place and provides the homeowner with a more finished product.
5. All materials being installed by the contractor shall be installed to match the existing trim or finish material that is adjacent to the new installed trim.
6. Building permits, electrical permits, plumbing permits and other permits required by local or State authorities shall be obtained by the contractor and the costs of such permits shall be the responsibility of the contractor. Permits must be obtained prior to commencement of work and copies of permits must be provided to the owner and the lending agency. Failure to obtain required permits will result in nonpayment of work until the necessary permits are obtained.
7. Workmanship and materials not covered by manufacturers' warranties shall be warranted by the contractors for a period of at least one year from date of final payment to the contractor. All manufacturers' warranties shall be delivered by the contractor to the CAA for inclusion in the final job packet.
8. Installed measures must use materials that meet or exceed the standards listed in [Appendix A of 10 CFR Part 440](#).

Section 2. Weatherization Personnel

2.1 Limited Energy Auditor Technicians Licenses

Energy auditors working with the MaineHousing low-income weatherization program must hold a valid Limited Energy Auditor Technicians license for both oil-fired and gas-fired combustion appliances. It shall be the energy auditor's responsibility 1) to ensure that she/he has the proper training for each of these licenses and 2) to keep the licenses up to date.

Energy auditors shall comply with the rules of the Maine Fuel Board (Board). These rules are reproduced below:¹

2.1.1 Application and Licensure

1. In order to qualify for a limited energy auditor technician license, an applicant must provide evidence of satisfactory completion of the Quality Control Inspector certification, Certified Building Analyst 1 certification test and field examination offered by the Building Performance Institute (BPI), the equivalent Maine residential energy auditor certification program, or an equivalent training program acceptable to the Board.²
2. Each applicant for a limited energy auditor technician license shall apply by completing and submitting forms provided by the Board, together with evidence of satisfactory completion of the Quality Control Inspector certification, Certified Building Analyst 1 certification test and field examination offered by the Building Performance Institute, the equivalent Maine residential energy auditor certification program, or an equivalent training program acceptable to the Board.
3. Applicants must complete and submit forms to the Maine Fuel Board in order to test oil fired equipment and to the Propane and Natural Gas Board in order to test gas-fired equipment.

2.1.2 Scope of Practice

1. A limited energy auditor technician is limited to performing combustion safety and efficiency testing on gas-fired space heating or water heating equipment with the appropriate license from the Maine Fuel Board and limited to performing combustion safety and efficiency testing on oil-fired space heating or water heating equipment with the appropriate license from the - Maine Fuel Board.
2. Prior to performing a combustion safety and efficiency test, a limited energy auditor technician shall obtain the manufacturer's installation and operating instructions for the specific equipment to be tested.
3. A limited energy auditor technician shall observe all provisions of the manufacturer's installation and operating instructions when performing a

Limited energy auditor technicians may not make any adjustments to any space heating or water heating equipment.

¹ These rules are current as of September, 2014.

² The Maine Fuel Board.

2. Weatherization Personnel

combustion safety and efficiency test, including but not limited to any restrictions or limitations relating to equipment access and exhaust pipe penetration.

4. The limited energy auditor technician shall provide a copy of the test results to the homeowner. If the combustion efficiency test results do not fall within the guidelines contained in the manufacturer's installation and operating instructions, the limited energy auditor technician shall notify the homeowner and occupant in writing.

2.1.3 Term of License

A valid limited energy auditor technician license must be maintained in accordance with the Fuel Board's requirements.

2.2 Weatherization Personnel Certification

To work in WAP, an energy auditor must be credentialed through an Energy Auditor certification program recognized by MaineHousing. The current recognized certifications include: BP) Home Energy Professional certifications for Quality Control Inspector and Energy Auditor, and BPI Building Analyst Professional. In accordance with updated guidance, Maine will recognize any certification received from the successful completion of a DOE approved curriculum.

Section 3. Energy Audit Requirements

3.1 General Energy Audit Requirements

Documentation is required in each job file after job completion as outlined in MaineHousing's WAP Program Guidance.

3.2 Maine Energy Audit

1. An energy audit of each dwelling must be conducted and documented in the HEAT Enterprise system.
Exception: In the case of multifamily buildings 25 units or greater, 3 stories or greater, units with large central heating systems, or units with large common areas agencies and contractors must work in consultation with MaineHousing.
2. All required sections of the audit must be filled in with the correct information for the job. If information cannot be provided, a written reason must be documented in the client record.
3. Completing the audit, the energy auditor must include:
 - a. The client and job identification;
 - b. Any data required by the approved energy audit software to calculate energy savings.
 - c. An indoor air quality and moisture assessment documented with comments;
 - d. Results of pre- and post-weatherization blower door tests;
 - e. Calculation demonstrating compliance with ASHRAE 62.2-2016;
 - f. An inventory and photographs of combustion appliances;
 - g. Record of the pre-weatherization combustion safety testing, including a worst-case depressurization of the combustion appliance zone, combustion appliance(s), spillage, undiluted CO in combustion appliance(s) vent connector(s) in compliance with the Limited Energy Auditors License requirements;
 - h. An insulation assessment, including existing and recommended insulation levels for all appropriate thermal boundaries;
 - i. The results of zone pressure diagnostics, if appropriate;
 - j. A ductwork assessment, if appropriate;
 - k. Results of pre and post weatherization pressure pan testing for manufactured homes;
 - l. Pertinent refrigerator information for referral to an appropriate program;
 - m. A general baseload audit that includes an inventory of electrical appliances for the purpose of assessing their usage; and

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- n. An inventory of incandescent lights and the cost effectiveness of replacing them with energy efficient lamps, compact fluorescent lamps (CFLs).
4. The prescriptive installation of weatherization materials or repairs without appropriate justification from an approved energy audit is not allowed.
5. The thermal and pressure boundaries of each dwelling must be determined during the field audit. This includes the identification of each part of the thermal shell or envelope.
6. All building cavities that define the thermal and pressure boundaries between the conditioned and unconditioned spaces must be inspected and measured for existing insulation R-values, air leakage, structural integrity, and the need for repairs.
7. The energy audit must identify the most appropriate methods for:
 - a. Reducing air leakage and convective bypasses;
 - b. Increasing the insulating value of thermal boundary surfaces, when appropriate; and
 - c. Maintaining or improving health and safety.

3.3 Approved Energy Audit Software Measure Cost Parameters

1. If repairs must be done in order to protect the integrity of an eligible measure, the repair costs must be included with the overall job savings-to-investment ratio (SIR) calculation.
2. Values and methods used for the approved energy audit will be periodically updated by either the agency or statewide committees as follows:
 - a. Labor and material cost estimations used for the approved audit should be updated at least once each year, and procedures used to derive these estimated costs must be documented by the agency.
 - i. Labor costs for CAA crews shall include fringe benefits as defined by the agency's accounting system.
 - ii. Insulation cost estimates must be based on the manufacturer's recommended installation specifications.
 - b. The Building Technology Committee (BTC), made up of technical staff from MaineHousing and the Community Action Agencies, will recommend to the appropriate organization (either HC or MaineHousing) changes each year to the approved energy audit software. Some changes may be subject to DOE approval.

3.4 Work Order Requirements

1. Each file must have an accurate work order generated by the approved MaineHousing software.

Exception: In the case of multi-family buildings that are 25 units or greater, 3 stories or greater, units with large central heating systems, or units with large common areas, agencies and contractors must work in consultation with MaineHousing.

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2. An acceptable work order is one for which all installed energy saving measures have a Savings-to-Investment Ratio (SIR) of 1.00 or greater. The work order generated using the MaineHousing approved software shall include:
 - a. SIR values generated for Individual conductive and mechanical measures. SIR values must be equal to or greater than 1 to be eligible. SIR values generated for the aggregate of the air infiltration measures. Infiltration SIR values must be equal to or greater than 1 to be eligible.
 - b. All energy-saving measures must be considered and ranked in order of descending SIR. Installing a measure with a lower SIR without installing others with greater SIR is forbidden; in other words, measures may not be skipped.
3. If, because of a valid reason, all measures having an SIR of one or greater are not installed, a written explanation must be included in the client file. The work order must include any appropriate special instructions for necessary inspections or unusual installations.

3.5 Equipment Maintenance

1. All test equipment used for diagnostics, evaluation, and installation of measures shall be maintained according to the manufacturer's recommendations. The agency shall maintain an accurate and current maintenance service log on such equipment. The agency shall be required to maintain all documentation and may be audited at any time by MaineHousing or others. This includes:
 - a. Calibration of electronic equipment, including, but not limited to:
 - i. Instruments for measuring carbon monoxide.
 - ii. Instruments for measuring combustion efficiency.
 - iii. Equipment for measuring electrical consumption.
 - iv. Digital manometers.
 - b. Recommended maintenance of mechanical equipment and electric motors, including, but not limited to:
 - i. Blower door fans.
 - ii. Insulation installation equipment, including their motors, hoses, seals, and filters.
2. Agencies should develop and adhere to an equipment maintenance and calibration schedule for equipment used by energy auditors.

Section 4. Health and Safety Requirements

4.1 Introduction

The primary goal WAP is to implement cost-effective weatherization measures to conserve energy and to assess and correct related health and safety hazards for the wellbeing of clients, their dwellings, and weatherization personnel.

The weatherization assistance provided by local agencies and contractors has the potential to affect the operation of, and the interaction among, the various "systems" within clients' homes. It is therefore important that agency and contractor staff remain aware of the potential hazards associated with the weatherization process and not compromise the integrity of client safety, weatherization personnel or the building when installing weatherization measures.

While the primary purpose of the Maine WAP is to reduce the energy use in low-income dwellings, it is necessary on occasion to make related repairs and to mitigate health and safety concerns which may not result in a decrease in energy use or in monetary savings. Therefore, as part of the Maine WAP, the following health and safety standards have been developed using [DOE WAP Program Notice 17-7](#) with the objective of providing general guidance to agencies and subcontractors doing work within the program. All persons providing services under this program shall be governed by these requirements.

Allowable health and safety measures will be limited to measures that result from, or are worsened by, weatherization assistance, extend the durability or effectiveness of the weatherization measure, or are necessary to enable effective weatherization.

It is the responsibility of the agency to manage health and safety expenditures. Health and safety costs must be excluded from any SIR calculations and the per unit average, and must be tracked separately. Any health and safety measures that result in energy savings do not have to be tracked separately and should be included with the energy conservation measures. Any non-cost-effective tested health and safety measure should be reported as a separate line item on the computerized energy audit.

Each home weatherized must be individually assessed to determine the existence of potential hazards to weatherization personnel or clients. When conditions within the home are such that the health and safety of the client, agency employees or, or contractor will be jeopardized prior to providing assistance, weatherization must not proceed until such problems are remedied. In some cases, mitigation of problems may be beyond the scope of the weatherization program. In these instances, the client must be notified in writing and referred to alternative resources for resolution of the problem.

In those instances where the existing conditions pose a threat to weatherization personnel health and safety, MaineHousing may waive portions of any audit or inspection process, installation, or any portion of the weatherization activity. Contact MaineHousing EHS in these cases.

Under these Standards, health and safety assessments of the following must be performed by the auditor:

1. Hazardous conditions and materials assessment, including, but not limited to:
 - a. Friable asbestos.
 - b. Unsafe levels of combustion byproducts, including carbon monoxide.
 - c. Human or animal waste within the occupied dwelling.

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- d. Lead paint in pre-1978 homes.
 - e. Mold or mildew, dampness, or evidence of moisture.
 - f. Evidence of pest problems.
 - g. In homes where radon may be present:
 - i. Provide the client with [EPA's A Citizen's Guide to Radon](#).
 - ii. Whenever site conditions permit, exposed dirt must be covered with a vapor barrier ground cover, except for mobile homes. In homes where radon may be present, precautions must be taken to reduce the likeliness of making radon issues worse.
 - iii. Radon mitigation is not allowed by DOE.
 - iv. Radon testing is an allowable DOE expense.
2. Air quality assessment, including:
- a. Interviewing client(s) regarding health conditions of occupants with the intent of determining if air quality might be adversely affecting them.
 - b. Determining ventilation needs for ensuring acceptable indoor air quality. Mechanical ventilation requirements shall be based on *Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings*, ASHRAE Standard 62.2 2016 if the building is three stories or fewer.
3. Combustion systems assessment, including:
- a. Combustion safety testing, including worst-case depressurization, spillage, and carbon monoxide testing shall be done before and after weatherization work. If there is reason to be concerned about client safety.

Example: The house has been significantly tightened, but the job has not been completed. It is recommended that worst-case depressurization testing be done during the work, just before the crew or contractor leaves the job site for the day.
 - b. Fuel storage and fuel distribution hazards, including oil tank or propane storage problems and oil, propane, and natural gas distribution line leaks.
 - c. Hazardous combustion appliance conditions.
4. Assessment of agency employees, contractor and client safety concerns:
- a. All materials stored on the job site for weatherization work must be - stacked, organized, and properly marked so that it does not pose a hazard to clients, neighbors or weatherization personnel.
 - b. All weatherization work must be performed in a manner that does not create a known hazard to clients, neighbors, or weatherization personnel.
 - c. For pre-1978 homes, all weatherization work must be performed by individuals following EPA's Renovation, Repair, and Painting (RRP) rule and Lead-Safe Weatherization guidelines.

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4.2 General

1. Correction of preexisting code compliance issues is not an allowable cost other than where weatherization measures are being installed. State and local codes must be followed when installing weatherization measures.
2. Correction of fire hazards is allowed when necessary to safely perform weatherization.
3. Pest removal is allowed only where infestation would prevent effective weatherization. Measures to limit pest entry to ensure the durability of weatherization measures is allowable.
 - a. Infestation of pests may be cause for deferral where it cannot be reasonably removed or poses health and safety concern for workers.
 - b. Screening of windows and blockage of points of pest access is allowed to prevent pest intrusion.
4. Removal of pollutants such as formaldehyde, volatile organic compounds (VOCs), and other pollutants is required if they pose a risk to workers. If these pollutants pose a risk to workers and removal cannot be performed or is not allowed by the client, the unit must be deferred.
5. Repair and replacement of primary solid-fuel burning appliances is allowed when client health and safety is a concern. Maintenance and repair of room space heaters is not allowed. Refer to [Section 10.5](#) and [Section 10.6](#) for more information.
6. Providing fire extinguishers is allowed only when solid-fuel burning appliances are present.
7. Minor repairs such as repairing stairs, handrails, or replacing missing light bulbs are allowable. Minor allowable injury prevention measures are those that do not result in exceeding the per contract H&S per unit average cost cap. Repairs exceeding this definition are unallowable major repairs.
 - a. Workers must take all reasonable precautions against performing work on homes that will subject workers or occupants to health and safety risks.
 - b. Minor repairs and installations may be conducted only when necessary to effectively weatherize a home.

4.3 Worker Health and Safety

1. It is the responsibility of the agency and/or the entity performing the weatherization work to initiate and maintain programs that comply with applicable [Occupational Health and Safety Act Regulations](#) (29 CFR 1910 and 1926) and any other applicable federal or state laws enacted to protect worker safety.
2. The agency and/or the entity performing the work must assess structural conditions and demonstrate caution when working in potentially dangerous areas.

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4.4 Health and Safety Procedures

The following section establishes areas of concern that may affect the health and safety of the weatherization personnel and the clients. In most cases, the best approach to limiting the health and safety risk is to minimize their exposure to the hazard. If weatherization personnel are unable to minimize their own exposure or the client's exposure to a hazard, work on the dwelling may have to be stopped.

MaineHousing expects weatherization personnel to be able to work under conditions that do not jeopardize their own health and safety. It also expects that these field personnel will use caution and care while working on the client's home. In addition, any office, warehouse or other workspace owned or rented by any agency or contractor should be a safe and healthy environment. For detailed information on worker health and safety, refer to [Construction Industry OSHA Safety and Health Standards](#).³ The following are general guidelines for accident prevention and should be followed by weatherization personnel involved in weatherization work.

4.5 Workplace Safety Guidelines

- 1 It shall be the responsibility of the weatherization agency to initiate and maintain such directives and programs as may be necessary to comply with this [Section 4.5](#).
- 2 The entity performing the work shall provide training in the area of health and safety, which will allow weatherization personnel to identify existing and potential threats to the client's, crew's, or contractor's health and/or safety. Upon the identification of a threat to the client's health and/or safety, the client will be informed in writing as to the available options for mitigation.
- 3 The agency and/or contractor shall designate competent persons who will perform regular inspections of the job sites, materials and equipment.
- 4 The agency and/or contractor shall permit only those members of their crews qualified by training or experience to operate equipment and machinery.
- 5 The agency and/or contractor shall tag all machines, tools, materials, or equipment identified as being unsafe to those unqualified to operate them. The agency or contractor shall make these items inoperable when they are not in use by locking the controls or physically removing them from the work site.
- 6 The agency and/or contractor shall require their employees and representatives to take all reasonable precautions against performing work on homes that will subject clients to health and safety risks. At the time of initial client contact, the weatherization personnel will make a cursory evaluation of the individual health of the home's occupants. In cases where a person's health is fragile and/or the crew's or contractor's work activities constitute a potential health or safety hazard for the occupant, the occupants will be asked to leave during the work activities.
- 7 Expenditure of weatherization funds for materials, protective clothing, respirators, medical exams, proper tools and equipment, and other items or activities related to the health and safety of clients and weatherization personnel are allowable health and safety costs under the Maine Weatherization Assistance Program.
- 8 When in doubt, agencies and contractors should seek consultation services from an OSHA subsidized professional safety consultant (See: OSHA's [Consultation: Free on-](#)

³ 29 CFR 1926/1910.

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[Site Safety and Health Services](#)) to identify hazards and develop a worker health and safety program.

- 9 Agencies and contractors must have a health and safety program in place. This program should contain the following:
 - a. Safety Data Sheets (SDS) on the job site and available to medical personnel.
 - b. Crew members and subcontractors should know where to go for treatment.
 - c. A written procedure for reporting medical emergencies.
 - d. A written procedure for reporting non-emergency accidents.
 - e. Provision for prompt medical attention for serious injuries.
 - i. Prompt transportation or a system for contacting an ambulance.
 - ii. Telephone numbers of physicians, hospitals, and ambulance services posted in a conspicuous location.
 - f. A first aid program which includes, but not be limited to, the following:
 - i. First aid training provided to at least one member of each agency's or contractor's crew.
 - ii. CPR training provided to at least one member of each agency's or contractor's crew.
 - iii. One complete first aid kit in each personnel vehicle.
 - iv. One eyewash station with at least one refill per person.
10. Agencies and contractors must establish a personal protective equipment program. This program should include, but not be limited to, the following:
 - a. Respiratory protection equipment and procedures that provide crew members and subcontractors with the following:
 - i. The proper personal respiratory protection equipment.
 - ii. Respirator fit testing by a trained person.
 - iii. Training for agency and subcontractor crew members on respirator use.
 - iv. Medical examination of pulmonary capacity, as frequently as recommended by appropriate OSHA standards.
 - b. Eye protection that is appropriate and available when needed.
 - c. Gloves and protective coveralls that are made available when needed.
11. Agencies and contractors should have in place a tool safety program designed to protect workers from workplace hazards. This program should ensure, but not be limited to:
 - a. Tools are safe and adequate for the job.

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- b. Ground-fault protection is provided for all power tools.
 - c. Workers are trained in the safe and proper operation of tools and equipment used in their work.
 - d. Safety guards are in place on all tools that come equipped with such devices.
 - e. Ladders and scaffolding are adequate, have the proper weight rating, and are constructed of non-conductive material.
 - f. Hearing/ear protection is provided to individuals working around high decibel equipment or in high dust environments.
12. It is preferred that agencies and contractors have a job hazards identification program. This program should include, but not be limited to, the following:
- a. Investigation of job-specific safety hazards.
 - b. Hazard communication procedures that require:
 - i. Written policies for dealing with job hazards.
 - ii. That all hazardous materials containers are labeled:
 - (1) With the hazardous chemical contents.
 - (2) A hazard warning appropriate for worker protection.
 - (3) Legibly and prominently.
 - iii. A means for the exchange of information between agency crews and sub- contractors.
 - c. A catalog of *Material Safety Data Sheets* (SDS) for all hazardous material that is made available to all clients, agency, and contractor employees, kept on file at the agency offices, and on all jobs sites. The SDS catalog should contain the following:
 - i. The chemical and common names of hazardous materials.
 - ii. Physical and chemical characteristics of these materials.
 - iii. Known acute and chronic health effects and related health effects.
 - iv. Precautionary measures.
 - v. Exposure limits.
 - vi. Identification of carcinogens.
 - vii. First aid procedures.
 - viii. Poison control hotline telephone number: 1-800-222-1222.

Visit [OSHA Brief: Hazard Communication Standard: Safety Data Sheets](#) for more information.

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13. Agencies shall establish a policy to certify their employees in lead-safe weatherization and to ensure contractor employees comply with EPA's Renovation, Repair, and Painting (RRP) rule.
14. At no time shall the contractor tap into a client's electrical box for an electric supply to run insulation blowing machines. Use of an existing dryer/stove electrical outlet is allowable with client written permission.

4.6 Client Health and Safety

1. Weatherization services must be provided in a manner that minimizes risk to clients. When an occupant's health may be at risk and/or the work activities could constitute a health or safety hazard, the occupant at risk will be required to take the appropriate action based on the severity of risk.
2. Health and safety issues should be addressed as part of the client education process, both verbally and by distributing educational pamphlets during the audit "walk-through". This can be particularly effective as the auditor notices and discusses potential hazards. The client education process should also identify other health or housing programs that might be able to provide services to address housing related health hazards. Energy auditors must follow client notification requirements for specific potential hazards as outlined in [DOE WPN 17-7](#).
3. Dwellings with unvented or vent-free combustion appliances, not compliant with ANSI Z21.11.2 except gas ranges, may not be weatherized until such appliances are properly vented (according to the appropriate code) to the outdoors or removed from the dwelling. Refer to [Section 4.19](#) for more information.
4. Building owners and clients must be notified in writing of any health or safety problems that require weatherization work to be postponed or terminated. Documentation of this notification must be included in the client file.
5. It is preferred that agencies and their contracted agents minimize or restrict the use of materials that may be hazardous to the client; however, if the agency or their contracted agent must utilize hazardous -materials, it must be discussed with the client prior their use.
6. Special precautions must be taken if the occupant of the home has respiratory ailments, allergies, is pregnant, or has unique health concerns. Weatherization personnel should try to protect all clients from respirable particles, such as paint or insulation dust, Allergens, or other chemicals during the weatherization process.
7. The installation of hazardous materials must be performed in well-ventilated areas according to manufactures' specifications.
8. Weatherization personnel shall not smoke tobacco or other products - in a client's home or outdoors within 25 feet of the home.
9. If strong-smelling chemicals, such as formaldehyde, are detected in the client's home, agencies and their contracted agents should not perform any weatherization measures that will reduce the natural air leakage of the dwelling unless actions are taken to - mitigate the source of the chemicals. If the source of the chemicals cannot be mitigated, the work must be deferred.

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10. At a minimum, auditors and weatherization personnel should inform property owners of safety problems, code problems and other health and safety issues. These items might include:
 - a. Unsafe levels of carbon monoxide and other combustion appliance related hazards.
 - b. Leaks of raw sewage or gasses from waste plumbing pipes.
 - c. Hazardous levels of mold or moisture problems of concern.
 - d. Mercury spills.
 - e. Friable asbestos in an area that children frequent.
 - f. Lead paint or lead in soil, for example, visible paint chips on play-area soil.
 - g. Storage of chemicals, pesticides, and products with volatile organic compounds in the living space that could be stored away safely to minimize occupant exposures.

4.7 Deferral of Service

There are some situations in which an agency or contractor should not, or may choose not to, weatherize an otherwise eligible unit. In order to deal with these situations, each agency and contractor will follow the MaineHousing Deferral of Services Policy that allows weatherization staff to postpone services when certain conditions or circumstances exist. At a minimum the deferral of service shall contain the elements listed below.

4.7.1 Deferral of Weatherization Services Policy

1. An agency or contractor may postpone weatherization services under the following conditions:
 - a. A dwelling unit is vacant.
 - b. A dwelling unit is for sale.
 - c. A dwelling unit is scheduled for demolition.
 - d. A dwelling unit is found to have serious structural problems that would make weatherization impossible or impractical.
 - e. A dwelling unit is deemed by the auditor to pose a threat to the health or safety of weatherization personnel.
 - f. A manufactured home is improperly installed (*for example*, with inadequate supports).
 - g. A dwelling unit is uninhabitable (*for example*, a burned-out apartment).
 - h. The client is uncooperative with the weatherization agency or its contracted agent, either in demanding that certain work be done and refusing higher priority work which is needed, or by being abusive to the work crew or contractor, or by being unreasonable in allowing access to the unit. Every attempt should be made to explain the program and the

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benefits of the work. If this fails, work should be suspended and MaineHousing should be consulted.

- i. Obvious discrepancies are found between the information supplied by the client on the application and observed conditions at the time of weatherization. The agency or contractor must resolve these discrepancies before audit/weatherization work can continue.
- j. If, at any time prior to the beginning of work (work officially begins when the audit is performed), the agency or contractor determines that the client is no longer eligible, or personnel believe that circumstances may have changed, the unit shall not be weatherized until updated information can be obtained from the client.
- k. There are rats, bats, roaches, reptiles, insects, or other animals or vermin that are inadequately or not properly contained on the premises.
- l. There are health or safety hazards that must be corrected before weatherization services may begin including, but not limited to:
 - i. The presence of animal feces and/or other excrement.
 - ii. Disconnected waste water pipes.
 - iii. Hazardous electrical wiring.
 - iv. The presence of unsafe levels of mold or mildew, or moisture.
 - v. Unvented combustion appliances or actionable levels of ambient carbon monoxide.
 - vi. Pre-weatherization combustion safety depressurization testing fails.
 - vii. Presence of hazardous waste.
2. There are illegal drugs or illegal activities occurring on the premises.
3. The client or owner is physically or verbally abusive to any personnel.
4. The dwelling unit or parts thereof are being remodeled and could impact the effectiveness of the weatherization work and is not coordinated with a housing rehabilitation program.
5. The eligible household moves from the dwelling unit where weatherization activities and services are in progress. In such a case, the agency or contractor must determine whether to complete the work, and the circumstances must be documented in the client file.
6. One or more occupants in a dwelling have been diagnosed with a contagious disease or disease that is life-threatening to weatherization personnel.
7. There are unusual situations, which, in the judgment of the agency or contractor staff, must be corrected before proceeding with weatherization. The list above is not intended to be inclusive of all instances in which an agency or contractor may choose not to weatherize a unit. In some instances, corrective measures by the client/owner may allow program services to proceed.

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4.7.2 Procedure

1. If an agency or contractor cannot, or chooses not to weatherize a dwelling unit, the client or owner/authorized agent must be notified with the use of the Deferral of Services Form, which must include:
 1. The nature and extent of the problem(s) and how the problem(s) relate(s) to the determination not to weatherize the dwelling unit;
 2. Any corrective action required before weatherization services can be initiated;
 3. A time limit for correcting problems so that weatherization services may be rescheduled;
 4. The name of the person or entity responsible for correcting the problem(s);
 5. Available programs and/or services that might be able to assist the client in addressing the issues of concern; and
 6. The right of appeal.
2. All documentation justifying the decision to postpone services must be kept in the client file.

4.8 Combustion Appliances and Heating Systems

1. Repair and replacement of inoperable or unsafe primary heating combustion appliances is allowed, including the installation of direct-vent, sealed-combustion appliances.
 - a. Repair and cleaning should be done before replacement is considered.
 - b. Proper venting to the outdoors, including gas dryers and range hoods, is required. Correction of venting is allowed when testing indicates a problem.
2. System repair, replacement, or installation is allowed of red-tagged, inoperable, or nonexistent heating systems where climate conditions warrant.
3. It is MaineHousing policy that oil-fired heating combustion appliances in homes should follow MaineHousing's CTE policy (refer to [Section 10](#)).

4.8.1 Water Heaters and Other Appliances

1. Replacement of water heaters is allowed on a case by case basis.
2. Replacement and installation of other appliances are not allowable health and safety costs.
3. Repair and cleaning are allowed.

4.8.2 Stand-Alone Electric Space Heaters

1. Repair, replacement, or installation of stand-alone electric space heaters is not allowed. Removal is recommended. Check the electrical circuitry to ensure

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adequate power for existing space heaters. The use of extension cords to provide power to electric space heaters is strongly discouraged.

2. Inform client of the hazards of use and have client sign a waiver if removal is not allowed by the client.
3. Stand-alone electric space heaters may be used as a temporary heat source during weatherization if the primary heating system is disabled.

4.9 *Biologicals and Unsanitary Conditions*

Remediation of a condition that may lead to or promote biological concerns or unsanitary conditions is allowed, however, addressing bacteria and viruses is not an allowable cost. Deferral may be required in cases where a known biological agent is present in a dwelling that may create a serious risk to weatherization workers.

4.10 *Injury Prevention for Occupants*

Minor repairs may be conducted when weatherizing a home in order to prevent injury to occupants. These minor repairs might include:

1. Replacing missing light bulbs.
2. Educate the client on how to lower the domestic hot water temperature.
3. Repairing stairs, replacing handrails, and installing grab bars.

4.10.1 *Pre-existing Occupant Health Condition*

When a person's health may be at risk and/or the work activities could constitute a health and safety hazard, the occupant at risk will be required to take appropriate action based on the severity of the risk.

1. The at-risk occupant should reveal their known or suspected health concerns during the initial application for weatherization services.
2. The at-risk occupant should be provided with information of known risks of the weatherization process.
3. Worker contact information should be provided to the occupant so that occupant can easily provide information about health issues or concerns.
4. Failure or the inability to take appropriate actions must result in deferral of the weatherization work.

4.11 *Spray Polyurethane Foam Use*

Spray polyurethane foam is a widely used and highly-effective insulator and sealant; however, eye, skin, and inhalation exposures to its key ingredients can cause asthma, lung damage, other respiratory problems, skin and eye irritation, and other adverse health effects.

1. When working within the thermal envelope (for example, basements) with spray urethane foam, follow the EPA guidelines⁴ with respect to occupancy and ventilation.

⁴ Please see http://www.epa.gov/dfe/pubs/projects/spf/spray_polyurethane_foam.html for detailed information.

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2. When using spray urethane foam outdoors, isolate the area where the foam will be applied, take precautions to ensure the fumes will not be transferred to the indoor living area.
3. Make sure all State and local fire codes are followed when spray polyurethane foam is used indoors.
4. Make sure client belongings are protected from overspray and when completed, remove all foam debris from the area.

4.12 Miscellaneous Health and Safety Rules

1. Replacement, repair or installation of windows or doors is not an allowable health and safety cost, but may be allowed as an incidental repair or an efficiency measure if justified by the MaineHousing approved software.
2. Replacement, repair, or installation of telephones is not an allowable cost. Provide client information about telephone replacement programs.
3. Vented space heaters should be treated as furnaces and should be tested similarly.

4.13 Asbestos Inspection Procedures

1. Prior to performing an energy audit, weatherization work, or conducting tests, the energy auditor must conduct an inspection for materials suspected of containing asbestos if there is the possibility that they may be disturbed during the -audit testing or weatherization work.
2. Decisions on approaches to potential weatherization work where asbestos is present shall be based on the judgment of the most qualified individual at the agency or a MaineHousing representative. When major energy-saving measures might be sacrificed as a result of suspected asbestos-containing materials, the agency or contractor may have the suspected material tested for asbestos content.
3. All agency and contractor personnel must wear high quality respirators any time they are working with or near asbestos materials.
4. Materials containing asbestos may not be cut, drilled, or disturbed in any manner that may cause asbestos fibers to become airborne.
5. Agencies and contractors may not use abatement contractors to remove or dispose of asbestos-containing materials without prior authorization from MaineHousing.
6. On covering materials, such as steam pipe insulation, assume asbestos is present. Abatement encapsulation is allowed by a certified asbestos abatement contractor, removal may be allowed on a case by case basis by a certified asbestos control professional.
7. When vermiculite insulation is found in an attic, unless testing proves otherwise, take precautionary measures as if the vermiculite contains asbestos. Encapsulation by an appropriately trained asbestos control professional is allowed. Removal is not allowed. If the energy auditor deems it unsafe to conduct blower door testing, an Infiltration SIR Waiver must be submitted and will be subject to approval by MaineHousing.

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4.14 Lead Safe Weatherization (LSW)

All participants working in the Weatherization Assistance Program shall follow EPA's Lead, Renovation, Repair and Painting Program (RRP). All weatherization workers must comply with EPA's Renovation, Repair and Painting Rule (RRP) and at least one person on each weatherization crew (includes both subcontractor crews and Subgrantee direct hires) must be trained in lead-safe weatherization.

Deferral is required when the extent and condition of lead-based paint in the house would potentially create further health and safety hazards. Testing for lead based paint is allowed.

Each agency must give notification to the occupants of homes to be weatherized regarding the potential hazards of lead paint and lead paint dust if the home was built prior to 1978. EPA's publication The Lead-Safe Certified Guide to Renovate Right must be given to an adult occupant of the affected home. For occupied homes, the agency or their representative must have an adult tenant or homeowner sign an acknowledgement after receiving the pamphlet. The pamphlet can also be sent by certified mail with receipt to be placed in the customer file.

Lead-Safe Weatherization (LSW) includes weatherization worker protection, general LSW work practice standards, and lead dust containment standards.

1. Level 1 Containment:

- a. Level 1 containment is required in pre-1978 homes when less than 6 ft² of interior painted surface per room or 20 ft² of exterior painted surface will be disturbed.
- b. Level 1 containment consists of methods that prevent dust generation and contains all debris generated during the work process. The containment establishes the work area which must be kept secure.
- c. Measures that may fall within this guideline include:
 - i. Installing or replacing a thermostat.
 - ii. Drilling and patching test holes.
 - iii. Replacing HEPA filters and cleaning HEPA vacuums.
 - iv. Changing furnace filter.
 - v. Removing caulk or window putty (interior).
 - vi. Removing caulk or window putty (exterior).
 - vii. Removing weather stripping.
 - viii. Level 2 Containment.

2. Level 2 Containment:

- a. Level 2 containment is required when weatherization activities will disturb more than 6 ft of interior surface per room or 20 ft of exterior surfaces in homes built prior to 1978.
- b. Level 2 containment consists of methods that define a work area that will not allow any dust or debris from work area to spread.

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- c. Level 2 containment requires the covering of all horizontal surfaces, constructing barrier walls, sealing doorways, covering HVAC registers with approved materials, and closing windows to prevent the spread of dust and debris.
- d. Measures requiring level 2 containment may include:
 - i. Drilling holes in interior walls.
 - ii. Drilling holes in exterior walls, removing painted siding.
 - iii. Cutting attic access into ceiling or knee walls.
 - iv. Planing a door in place.
 - v. Replacing door jambs and thresholds.
 - vi. Replacing windows or doors.
 - vii. Furnace replacements.
- e. Level 2 containment must ALWAYS be used where any of the following is conducted (even if the activities will disturb less than the hazard levels within the Level 1 category):
 - i. Window replacement.
 - ii. Demolition of painted surface areas.
 - iii. Using any of the following: Open-flame burning or torching; machines to remove paint through high-speed operation without HEPA exhaust control; or operating a heat gun at temperatures at or above 1100 F°. Note that the use of a drill, reciprocating saw, or other power tool is considered a “machine” for removing paint.

Example: Cutting an attic hatch inside the dwelling or interior drilling of holes for the installation of insulation requires level two containment.

- 3. There must be adequate documentation in the client file to demonstrate that lead-safe weatherization measures were performed when necessary. Documentation should include photos of the site and containment set up, as well as a listing of materials used and measures taken. Post-work inspector must also certify that LSW procedures were used and properly implemented.
- 4. Maine Weatherization will adhere to EPA lead safe rules as written in the “Lead; Renovation, Repair, and Painting Program” Final Rule (LRRPP Final Rule), as directed by DOE.
- 5. Weatherization of HUD program housing stock, including HUD Section 8, is infrequent in Maine. These units will only be weatherized if HUD will provide certification that abatement or control of any lead paint hazard has been addressed, and will agree that the local agency will not be liable for any lead hazards, provided the safe work practices generally outlined herein are employed.
- 6. In cases where the agency cannot safely weatherize a home due to lead paint hazards, the agency must defer the work. Such deferral will be considered by the state on a case-by-case basis. Agencies may not weatherize dwellings where there are cases of

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documented or suspected lead poisoning. Additionally, they shall not weatherize homes where there is an extraordinary lead paint hazard and there are no means to abate the hazard.

4.15 Moisture Remediation, Assessment, and Repairs

4.15.1 Remediation of Mold

1. The use of DOE funds for the removal of mold and other related biological substances is not an allowable weatherization expense. Limited water damage repairs that can be addressed by weatherization workers and correction of moisture and mold creating conditions are allowed when necessary in order to weatherize the home and to ensure the long term durability of the measures. Generally, DOE funds should not be used to test, abate, remediate, purchase insurance, or alleviate existing mold conditions identified during the audit, the work performance period, or the quality control inspection.
2. If existing mold or mildew problems are beyond the scope of the weatherization program and should be addressed prior to weatherization work, the weatherization work must be deferred until the related hazards are corrected.
3. If a mold condition is discovered that will defer or prevent weatherization services, the client must be notified in writing of the moisture or mold condition. Use the Deferral of Services form to clearly delineate the perceived problem and indicate who will be responsible for its remedy. The Deferral of Services Form must be reviewed and signed by the client and/or landlord.

4.15.2 Assessment of Moisture Conditions

All homes -shall be checked for previous or existing moisture problems.

1. The moisture assessment section of the Maine Energy Audit must be filled out with special attention to the following:
 - a. Evidence of condensation on windows and walls indicated by stains or mold.
 - b. Standing water, open sumps, open wells, dirt floors, water stains, etc. in basements. Also, check to see if firewood is stored in the basement and whether laundry is hung to dry indoors during the winter months. Leaking supply or waste pipes.
 - c. Attic roof sheathing that shows evidence of mold or mildew.
 - d. Client-provided information.
2. Identification of existing or potential moisture problems shall be documented in the client file.
3. If existing moisture problems are found, no air sealing should be done unless the source of the moisture can be substantially reduced, or effective mechanical ventilation can be added to remove the moisture. In some cases, air sealing must be done in order to reduce the source of the moisture (i.e., sealing off crawl spaces from the house, or sealing an attic floor to eliminate condensation on the roof deck).

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4. Because air tightening may cause an increase in relative humidity, the client should be informed about moisture problems and possible solutions.
5. In the course of weatherization, any low-cost measures that help reduce the humidity and moisture levels in the house should be installed.

Examples: Venting dryers, venting existing bath or kitchen exhaust fans, or installing moisture barriers on dirt floors, modest grading or repairs to gutters and downspouts to direct rain and snow moisture away from the structure.

4.15.3 Mitigation of Moisture Sources

Moisture problems that might 1) result in health problems for the client, 2) damage the structure over the short or long term, or 3) diminish the effectiveness of the weatherization measures must be repaired before the weatherization job is completed. Refer to [DOE WPN 17-7](#) for allowable tasks for moisture mitigation.

1. Moisture problems can be reduced or eliminated by controlling the source of the moisture. This may involve:
 - a. Installing a ground cover on a crawl space floor.
 - b. Venting dryers to the outside of the building.
 - c. Sealing the foundation.
 - d. Providing drainage away from the foundation.
 - e. Repairing the roof, flashing, gutter, or downspout.
 - f. Repairing, replacing or installing a sump pump.
 - g. Educating the client about the sources of moisture that they are able to control.
2. Moisture problems can be reduced or eliminated by ventilating areas where excessive moisture is produced, such as bathrooms and kitchens. This should include installation of a high quality exhaust fan in the subject area, and informing the client of the related moisture issues and the proper operation and use of the fan. See [Section 4.16](#) for exhaust fan installation guidelines.
3. Extensive issues with grade and water table that require excavation with costs in excess of the per contract H&S per unit average cost cap, per job, are considered major measures, outside the scope of weatherization. Minor allowable moisture-related measures are those that don't result in exceeding the per contract H&S per unit average cost cap. Other moisture related repairs exceeding this definition are unallowable major repairs.

4.15.4 Dryer Vents

1. Electric and gas dryers must be vented to the outdoors.
2. Manufactured home dryer vents must be extended through the skirting to the outdoors.

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3. Rigid and smooth dryer duct without a booster fan shall be no more than 25 feet long. Reduce this maximum length by 2.5 feet for each 45-degree elbow and 5 feet for every 90-degree elbow.
4. Flexible vinyl or foil vent pipe shall not be used. Existing vinyl or foil vents must be replaced with rigid metal dryer duct.
5. Flexible metal vent pipe shall not exceed 6 feet in length.
6. Gas dryer vent pipe should not be installed with sheet metal screws or other intrusive fasteners that will collect lint (according to NFPA 54).
7. All dryer ducts shall terminate outdoors. The termination shall have a back-draft damper and louver or vertical closure to keep out vermin. Screens can trap lint and are not allowed on dryer vents.⁵

4.16 Ventilation Systems for Acceptable Indoor Air Quality

ASHRAE 62.2-2016, *Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings*, shall be used for the installation of ventilation systems, both local ventilation and whole-building ventilation. This ASHRAE standard is for buildings of three stories or fewer. If the building under consideration is four stories or more, ASHRAE Standard 62.1-2010 should be used (this ASHRAE standard is not addressed in the Maine Weatherization Standards).

Existing operable fans that will remain in place and serve as part of the ventilation system shall be measured for CFM airflow. This airflow shall be recorded on the appropriate form.

4.16.1 Bathroom Ventilation

1. Should have on-demand fans that exhaust at least 50 CFM and are controlled by an on/off switch or a time-delay-shutoff switch; or
4. Should have continuously operating 20 CFM fan. A continuously operating bathroom fan or a programmed intermittently operating fan may serve as the whole-building ventilation. If a bathroom does not have this amount of ventilation, it must be provided, or Appendix A of ASHRAE 62.2-2016 must be used for sizing whole- building ventilation.
5. Installed fans must have a back-draft damper at the fan, at the duct termination, or at both locations. Screen material of ¼" to ½" hole size will be used to prohibit pest entry. Pest exclusion materials will not inhibit damper operation or restrict air flow.⁶
6. The duct termination must be outdoors.
7. Fan flows of existing bathroom fans that are to be left in place must be measured or the flow rate shall be determined by the fan label according to ASHRAE 62.2-2016 requirements (See ASHRAE 62.2-2016, Section A4.2).

4.16.2 Kitchen Ventilation

1. On-demand exhaust fan:

⁵ Effective 11/17/2017. Change made to comply with Building Code: 2015 IRC Clothes Dryer Exhaust M1502.4. "Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination"

⁶ Effective 11/17/2017. Updated to align with Maine Weatherization Field Guide (SWS) 6.6002.2e.

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- a. Should have on-demand fans that exhaust at least 100 CFM and are controlled by an on/off switch.
 - b. The fan may be located anywhere in the kitchen, but a range hood or a fan location near the range is preferred.
2. Continuously-operating exhaust fan should have continuously operating fan that exhausts at least 5 ACH based on kitchen volume. A continuously operating kitchen fan or a programmed intermittently operating fan may serve as the whole-building ventilation.
 3. If a kitchen does not have the amount of ventilation stated in 2.a. or 2.b. above, it must be provided, or [Appendix A of ASHRAE 62.2-2016](#) must be used for sizing whole-building ventilation.
 4. Installed fans must have a back-draft damper at the fan, at the duct termination, or at both locations. Screen material of ¼" to ½" hole size will be used to prohibit pest entry. Pest exclusion materials will not inhibit damper operation or restrict air flow.
 5. The duct termination must be outdoors.
 6. All kitchen vent components must be galvanized steel, stainless steel or copper. No aluminum or plastic components may be used for kitchen exhaust venting.
 7. Fan flows of existing kitchen fans that are to be left in place must be measured or the flow rate shall be determined by the fan label according to ASHRAE 62.2-2016 requirements.
 8. Outdoor make-up air should be provided for kitchen fans exhausting more than 200 CFM.

4.16.3 Whole-Building Ventilation

Whole-building ventilation operating continuously shall be no less than 7.5 CFM per person + 1 CFM per 100 ft² of conditioned floor area. Conditioned floor area should include all enclosed above- and below-grade finished areas suitable for year-round use. Include basements, or parts thereof, only if they are finished in a manner similar to the rest of the dwelling. If using the ASHRAE Infiltration Credit- Alternative Compliance Path, the blower door test should be conducted to include only the finished living space through door closures when possible. i.e., if the basement is not living space, close the basement door.

If the number of people living in the dwelling is not known, or if the number of bedrooms plus 1 is greater than the number of people, the number of bedrooms plus 1 shall be used to determine the occupant number.

1. This ventilation may operate intermittently, but
 - a. The CFM airflow must be increased accordingly while the fan is operating.

Example: A flow rate of 25 CFM for continuous operation would be increased to 50 CFM for 30 minutes-on/30-minutes-off operation.

- b. The fan must operate at least once every 4 hours.

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- c. The fan must be controlled automatically.
- d. The fan control must be appropriately labeled.
2. If the bathroom and/or kitchen fans do not satisfy the requirement of 50 CFM and 100 CFM airflow rates, respectively, Appendix A of ASHRAE 62.2 2016 (Alternative Compliance Supplement) must be used when sizing the minimum whole-building airflow rate.
3. The whole-building ventilation may be a single exhaust fan; multiple exhaust fans controlled appropriately; a balanced systems, such as a heat recovery ventilator; or part of the furnace air handling system.
 - a. Local bathroom and/or kitchen exhaust fans are permitted to be part of the whole-building ventilation system.
 - b. The system must be designed to operate during all occupiable hours.
 - c. A readily available override control must be provided to the occupant.
 - d. Whole-building minimum ventilation requirements shall be determined by methods acceptable to MaineHousing.
 - e. The infiltration credit shall be calculated as part of the procedure and be based on ASHRAE 119-1988 and 136-1993, and
 - f. The alternative compliance supplement (Appendix A of ASHRAE 62.2-2016) shall be included when bathrooms or kitchens do not meet the local ventilation requirements.

4.16.4 Whole-Building Ventilation Discretionary Threshold

1. If the whole-building minimum ventilation requirement is 15 CFM or less, the energy auditor may decide to install a whole-building ventilation system or not. The reasons for not installing a ventilation system when the minimum CFM requirement is between 1 and 15 shall be documented in the client file. This decision shall be based on:
 - a. The moisture assessment of the dwelling,
 - b. The indoor air quality assessment of the dwelling,
 - c. The health of the occupants, and
 - d. Other factors deemed significant by the energy auditor.
2. If the whole building minimum ventilation requirement is greater than 15 CFM, a system supplying the minimum ventilation airflow must be installed.

4.16.5 Fan sound ratings

Fan sound ratings shall be equal to or less than the ratings in Table 4-1.

Table 4.16.5 – Maximum Fan Sound Ratings

| <i>Maximum Fan Sound Ratings</i> | | |
|----------------------------------|-------------------------------|-----------------------------|
| <i>New Replacement Fans</i> | <i>Existing Retained Fans</i> | <i>Maximum Sound Rating</i> |

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| | | |
|--|---------------------------|----------------------|
| Local bath, on-demand | | 3.0 sones or 50 dBA* |
| | Local bath, on-demand | N/A |
| Local bath, continuous | | 1.0 sone or 30 dBA* |
| | Local bath, continuous | N/A |
| Local kitchen, on-demand | | 3.0 sones or 50 dBA* |
| | Local kitchen, on-demand | N/A |
| Local kitchen, continuous | | 1.0 sone or 30 dBA* |
| | Local kitchen, continuous | N/A |
| Whole-building | | 1.0 sone or 30 dBA* |
| | Whole-building | 1.0 sone or 30 dBA* |
| * A-weighted decibels measured at 5 feet from fan grille. Source: ASHRAE 62.2 2016 | | |

For local kitchen, on-demand, the 3 sone rating is required on only one fan speed setting.

4.16.6 Ductwork

1. Ducts outside of the thermal envelope shall be insulated to a minimum of R-8.
2. Rigid ductwork with a smooth interior surface is recommended over flexible ductwork.
3. Duct support:
 - a. Rigid ducts will be supported at intervals of 4 feet or less. Supports shall have a width of at least 1 ½ inches.
 - b. Flexible ducts will be supported at intervals of 2 feet or less. The maximum amount of support between supports shall be ½ inch per foot of horizontal run, or less. Supports shall have a width of at least 1 ½ inches.
4. Duct diameter will be equal to or greater than the exhaust fan outlet.
5. Duct runs shall be as short as possible and shall have not more than one elbow of a maximum of 90 degrees.
6. Kitchen fan ductwork shall be rigid, smooth metal of at least 30-gauge wall thickness.
7. Rigid duct requirements:
 - a. Metal-to-metal or metal-to-PVC connections shall be fastened with a minimum of at least three equally spaced screws.
 - b. PVC-to-PVC joints shall be joined with approved PVC cement.
 - c. In addition to mechanical fasteners, seal duct connections with UL 181B or 181- M listed material. Exception: PVC connections.
 - d. Rigid ductwork shall be sized according to Table 4-2.
8. Flexible duct requirements:
 - a. Shall not be bent around framing members of other objects.

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- b. Extend flex duct to its -full length so that the excess length is no more than 5 percent.
- c. When flex duct is run through confined spaces, do not reduce the diameter of the flex duct in order to fit it within the space.
- d. Repair tears in flex duct vapor barrier using the manufacturer's recommended material.
- e. Attach sections of flex duct according to the manufacturer's recommendations.
- f. Flex-to-metal or flex-to-PVC joints shall be fastened with tie bands using a tie band tensioning tool.
- g. Flexible ductwork shall be sized according to Table 4-2.

Table 4.16.6 – Prescriptive Duct Sizing

| <i>Prescriptive Duct Sizing*</i> | | | | | | | | |
|----------------------------------|----------------------|----|-----|-----|--------------------|-----|-----|-----|
| Duct Type | Flex Duct | | | | Smooth, Rigid Duct | | | |
| Fan Rating, CFM ⁺ | 50 | 80 | 100 | 125 | 50 | 80 | 100 | 125 |
| Duct Diameter, inches | Maximum Length, feet | | | | | | | |
| 3 | X | X | X | X | 5 | X | X | X |
| 4 | 70 | 3 | X | X | 105 | 35 | 5 | X |
| 5 | NL | 70 | 35 | 20 | NL | 135 | 85 | 55 |

* This table assumes no elbows. Deduct 15 feet of allowable duct length for each

9. Duct terminations, exhaust:
 - a. The termination collar shall be at least the same equivalent size as the exhaust fan outlet.
 - b. Termination fasteners shall not inhibit damper operation.
 - c. Exterior termination will be flashed or weather sealed.
 - d. Galvanized hardware cloth with no less than ¼ inch and not greater than ½-inch hole size will be used to exclude pests.
 - e. Terminations shall be at least 3 feet from any property line or any operable opening in houses and at least 10 feet from any mechanical inlet.
 - f. Metal or other approved material shall be used for the termination fitting for kitchen exhaust.
 - g. All existing mechanical exhaust ventilation systems should terminate outside the building shell by extending the ventilation duct through the roof, sidewall, foundation, or skirting.
 - h. Installed fans must have a back-draft damper at the fan, at the duct termination, or at both locations.

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10. Exhaust grille location:
 - a. For local bathroom or kitchen exhaust, the fan and/or grille shall be installed in the space where contaminants are generated.
 - b. For whole-building ventilation when other local bathroom and/or kitchen ventilation is present, the grille should be located central location within the main body of the dwelling.
 - c. For whole-building ventilation when no local ventilation is present, the grille should be installed in the central bathroom with the highest moisture generation.

4.16.7 Instructions, Labeling, and Client Education

1. A ventilation system operation guide designed for the occupants (non-professionals) to explain why the system was installed and how to operate and maintain the system.
2. This guide shall be reviewed with the occupants.
3. Controls shall be labeled as to their function, unless that function is obvious (such as on- demand bathroom exhaust switches). Clients shall be asked to sign a document attesting to the fact that they have been informed about the importance and proper use of installed ventilation devices.

4.16.8 Commissioning

1. Airflows of local bathroom and kitchen fans and whole-building fans shall be measured after installation by the agency to ensure that the design CFM airflow has been achieved.
2. Pressure balance will be measured by room to room pressure testing. An appropriate means of pressure balancing will be installed for any room that exceeds +/-3 pascals with reference to outdoors with all interior doors closed and ventilation systems running (SWS 6.6201.2a)

4.17 Smoke Alarms

Installation of smoke alarms is allowed where smoke alarms are not present or are inoperable.

4.18 Carbon Monoxide (CO)

4.18.1 Measurement of Carbon Monoxide

1. MaineHousing views any ambient CO as potentially hazardous.
2. If ambient CO levels in excess of 9 ppm are discovered, the source of the CO must be found and corrected before any weatherization measures are installed.
3. Ambient carbon monoxide shall be measured in all dwellings with combustion appliances pre- and post-weatherization. Results must be documented in the energy audit and inspection documentation.
4. Ambient CO shall be measured during all combustion safety testing, including worse- case depressurization and gas range testing.

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5. CO emissions must be measured:
 - a. In oil- and gas-fired vented combustion appliances.
 - i. For combustion appliances vented into a chimney or approved metal vent, CO must be measured during combustion safety testing in the vent connector before dilution air enters the venting system. A Limited Energy Auditors Technician license is required in order to take these measurements.
 - ii. For combustion appliances vented through a wall, CO must be measured during combustion safety testing at the vent termination outdoors. Undiluted vent CO in these appliances must be no greater than 200ppm air free. A Limited Energy Auditors Technician license is not required in order to take these measurements. If the vent termination is not accessible for testing, this must be documented in the job file.
 - b. In gas-fired ranges, including range top burners and ovens. Measurement of CO emissions from gas range burners is not required by this Standard; however, measurement of these emissions is allowable and is recommended when the energy auditor thinks it is prudent to do so. Measurement of undiluted CO in the oven exhaust vent is required. If the vent CO measurement exceeds 225ppm as measured, action must be taken to clean or repair the appliance. If replacement is the only option, pursue WAP appliance replacement, if available, non-WAP funding or deferral of services until the appliance is replaced. A Limited Energy Auditors Technician license is not required in order to take these measurements.
 - c. Around solid-fuel burning appliances, including wood, pellet, and coal space heaters and cook stoves. The only acceptable method for testing CO emissions from solid fuel appliances is by testing the ambient air close to the appliance for CO concentrations. If ambient levels are higher than 9 ppm, action to repair or replace the appliance must be taken.
 - d. Ambient CO should be measured in the room in which oil- or gas-fired furnaces or boilers are installed. Ambient CO measurements should be taken approximately five feet above the floor. If ambient levels exceed 9 ppm, action must be taken to repair or replace the problem unit immediately and appropriate client education must be administered.
 - e. If the measured CO levels in the vent connector are higher than 200ppm as – measured, or 400ppm air-free, action to clean, repair, or replace the appliance is required.

4.18.2 Carbon Monoxide Alarms

1. When a dwelling has any combustion appliances and no operable CO alarms are present, at least one carbon monoxide (CO) alarm must be installed in the dwelling prior to weatherization measures being installed. Follow the manufacturer's recommendations for location and installation of the alarm.

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2. CO alarms must be installed in all homes where none currently exist or existing alarms do not function, whether there are combustion appliances in the home or not.
3. All CO alarms installed shall be the equivalent to the latest Underwriters Laboratory standard, ANSI/UL 2034, and comply with NFPA 720. Installed CO alarms may be used that sound alarm at a lower concentration of CO than 9ppm.

4.19 Unvented Space Heaters

1. Removal is required prior to Weatherization, except as secondary heat where the unit conforms to ANSI Z21.11.2.
2. In cases, where the unvented space heater is used as Primary heat, the Deferral of Services Form must be signed by the client.
3. The energy auditor must explain the consequences of using an unvented space heater to the client.
4. Weatherization can commence once a vented Primary heating system is in place.

4.20 Exceptions

1. In all cases, it is the auditor's responsibility to determine if a condition exists that could cause any diagnostic equipment or test procedure to be potentially harmful to clients or weatherization personnel.
2. Diagnostic equipment or test procedures should not be used in or on dwellings where such equipment or testing could exacerbate existing problems or pose a threat to the health of occupants.
3. If the potential exposure can be eliminated by varying the test procedure while still achieving reliable results, doing so is permissible and encouraged.

Example: In a home with possible airborne pathogens, pressurizing as opposed to depressurizing during the blower door test should garner the necessary data safely. If no viable alternate test procedure exists, elimination of the test in question is allowable in the subject home.

4. All required testing shall be done to the extent allowed by law.
5. Exceptions must be documented in each client file.

Section 5. Client Education

5.1 Client/Owner Education Recommendations

1. Client education should be provided during all phases of the weatherization process. This includes, but is not limited to:
 1. During client intake and scheduling, education should cover:
 - i. What the client should expect.
 - ii. How the weatherization process will proceed.
 - iii. Who will call the client next.
 2. During the initial field audit, education should address:
 - i. What the client should expect during the energy audit.
 - ii. Air leaks discovered with the blower door.
 - iii. Health and safety issues should be addressed as part of the client education process both verbally and by distributing educational pamphlets during the audit “walk-through. This can be particularly effective as the auditor notices and discusses potential hazards. An explanation of any appropriate health and safety issues, such as:
 - (1) Lead paint and other lead hazards.
 - (2) Asbestos.
 - (3) Combustion safety.
 - (4) Carbon monoxide.
 - (5) Mold and mildew or moisture.
 - (6) Ventilation.
 - (7) Plumbing leaks.
 - (8) Animal hazards such as rodent feces or insect infestations.
 - (9) Contaminants from storage and use of chemicals, pesticides, and other potential hazardous products.
 - (10) Other possible hazards.
 - (11) Refer to WPN 17-7 for documentation requirements of specific health and safety hazards.
 - iv. An explanation of energy-conserving measures that will be installed.
 - (1) Air sealing.
 - (2) Addition of insulation.
 - (3) Heating system improvements.

5. Client Education

- (4) Baseload measures, including water heating improvements.
 - v. Improvements in thermal comfort and safety in the dwelling as a result of the weatherization.
 - vi. The probability that new or upgraded ventilation equipment may be installed which may run continuously or intermittently; and that, if needed, this is a requirement of the program.
 - vii. Explanation of gas range safety and use. Refer to [Section 12.4.1.2](#).
 - viii. An explanation of required maintenance for existing equipment, added equipment, or energy-saving measures, including smoke and carbon monoxide alarms.
 - ix. What will take place after the energy audit:
 - (1) Overview of events and approximate work timeframe.
 - (2) Who will contact client next.
 - (3) When the work will be completed.
 - x. What the client must do to prepare for the weatherization work.
 - (1) Movement of stored items to make room for the weatherization work.
 - (2) Other client participation that must take place before the weatherization work begins.
 - xi. The auditor must obtain a client-signed copy of the Client Education checklist.
3. The installation and repair of conservation measures: Those installing weatherization measures should always take advantage of client education opportunities. Such opportunities may include explaining how and why a measure is being installed.
4. The final job inspection:
 - i. The inspection personnel should reinforce the advantages of the energy-saving measures installed.
 - ii. The client should always be asked if they have any remaining questions regarding the weatherization or health and safety work that was done.
 - iii. The inspection personnel should explain to the client how the dwelling will perform differently as a result of the installed weatherization measures. This should emphasize exhaust devices and their potential impact on the safe operation of combustion appliances.
2. Whenever possible, demonstrate to educate. Get the client involved in the educational process, if possible.
3. The use of up-to-date written materials for client education.

Section 6. Air Sealing

6.1 Air Sealing Requirements

Before air leakage reduction measures are installed, the thermal and pressure boundaries of the building envelope must be defined and existing health and safety problems must be corrected.

During the air sealing process, a blower door should be set up so that the effectiveness of air sealing can be determined by measuring the reduction in the dwelling CFM50 value. This should be done at least two times during air sealing.

Usually, as air sealing work progresses, it becomes less cost effective because the large leaks are sealed first. When it seems that the effectiveness of air sealing has diminished to a point below that which is cost effective, the sealing work should stop.

Energy auditors and weatherization crews and contractors are advised to use infrared scanning whenever the use is practical.

6.2 Blower Door Guided Air Sealing

6.2.1 Gross and Guided Air Sealing

1. The crew chief or contractor is responsible for in progress monitoring of air sealing measures. This shall include monitoring of air sealing tasks and performing blower door guided air sealing.
2. Insulation tasks shall not commence until acceptable air sealing -is verified. MaineHousing strongly recommends contractors perform air sealing tasks with the guidance of the blower door.
3. Air sealing work on dwellings is of two types:

6.2.1.1 Gross air sealing

Examples include: Replacing window glass where glass is missing, and sealing gross holes in the building envelope. There is little question that sealing or repairing these gross holes in the dwelling envelope will be cost-effective.

Prior to any work done on the dwelling, an “as-is” blower door test should be performed as a means of finding these gross holes. This test will indicate whether gross air sealing is needed before a more representative blower door test can be made.

6.2.1.2 Guided air sealing

This is air sealing completed with the guidance of the blower door. Operate the blower door in depressurization mode while inspecting for leaks, however, it is often better to pressurize the dwelling when inspecting for leaks in an attic. Do not forget to check for leaks in a conditioned basement. Air sealing work is usually cost- effective only up to a point. Once that point is reached, air-sealing work should cease. The energy auditor can establish an air sealing target for the contractor performing the air sealing tasks. The approved energy audit software is used to calculate an SIR based on the energy auditor’s best estimation of an achievable post weatherization blower door cfm50 target.

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6.2.2 Blower Door Use Requirements

1. Pre- and post-weatherization CFM50 measurements must be completed on each unit and documented in the client file. A single-point CFM50 blower door measurement is preferred over the multi-point, computer-derived method. See [Section 14.1](#) manufacturer's manual for proper blower door setup and use.
 - a. Pre- and post-weatherization blower door tests may be waived by MaineHousing with documentation due to the following:
 - i. Additional problems may be created in the unit due to a lack of structural integrity.
 - ii. Solid-fuel combustion appliances are operating. Attempts must be made to have the client shut down a solid-fuel burning appliance approximately twenty-four hours before the pre-weatherization energy audit is conducted. Similar attempts must be made before the post-weatherization inspection.
 - iii. Suspected friable asbestos-containing material may be disturbed.
 - iv. Other documented extenuating circumstances.
2. Blower door testing shall be completed periodically during air-leakage reduction work as part of blower-door-guided air sealing.

6.3 Penetrations and Holes

6.3.1 Common Penetrations and Holes

1. All penetrations through the exterior sidewalls of a dwelling that require sealing must be sealed from the interior with the exception of:
 - a. Foundations, which may be sealed from either the interior or exterior.
 - b. Any hole or penetration requiring sealing to keep out rain or snow.
2. Before blown insulation is installed, all obvious leaks should be sealed. These leaks might include, but are not limited to:
 - a. Open top plates (usually in balloon frame or manufactured housing).
 - b. Chases around masonry and metal chimneys.
 - c. Chases around plumbing stacks.
 - d. Missing window sashes or lights.
 - e. Doors misaligned in their frames.
 - f. Missing drywall or other interior finish materials.
 - g. Missing or misaligned attic doors or hatches.
 - h. Missing or misaligned bulkhead doors in basements.

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- i. Other obvious holes or leaks in the dwelling envelope that:
 - (1) Are cost-effective to seal,
 - (2) Will prevent the structure from damage, or
 - (3) Are necessary for the proper installation of insulation.
3. Openings in recessed light fixtures must not be sealed unless the fixture is rated as a type "IC" fixture.
4. Fire stopping around masonry chimneys "shall be of galvanized steel not less than 26- gauge thick or of noncombustible sheet material not more than ½ inch thick.⁷ Such material must be used to seal gaps or chases greater than ¼ inch wide around masonry or metal chimneys. Aluminum flashing may not be used for this purpose. This fire-rated material must be sealed to the chimney and the surrounding framing and finish materials with high temperature caulking. Gaps of ¼ inch or less are to be sealed with high temperature caulking only. This treatment is intended to stop the flow of air and water vapor into the attic from these gaps or chases.
 - a. In addition to stopping the flow of air around a chimney, a dam must be installed to keep insulation at least 2 inches from the masonry or metal chimney. This is to be accomplished with a block of a rigid material. If this material is not fire-rated, it must be at least two inches from the masonry or metal chimney.
 - b. If an existing chimney or flue is treated incorrectly, correct it to comply with these standards. If it is not reasonable to bring a chimney up to these standards, consider deferral of services until the condition is corrected.

6.3.2 Penetrations in Basement Ceilings

1. If the basement is defined as an unconditioned zone, seal all significant leaks in the basement ceiling. Sealing penetrations between a conditioned (the first floor area) and an unconditioned space (the basement) is allowable and saves energy.

Use the blower door to help find leaks in the ceiling by depressurizing the house, closing the door to the basement, and opening a basement window or door to the outside.

2. If the basement is defined as a conditioned zone (within the thermal/pressure envelope), leaks that are not connected to the outdoors should not be sealed. Sealing leaks between conditioned zones is not allowable. However, some penetrations in a basement ceiling, while initially appearing to be between two conditioned zones, might be connected to the outdoors through attics, open interior walls, exterior walls, or unconditioned attached structures. These circuitous leaks are more likely found in a balloon-framed house. Leaks of this type must be sealed. Follow this procedure to identify circuitous basement ceiling leaks that are connected to the outdoors:

⁷ NFPA 211 *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances.*

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- a. First, carefully complete all attic bypass air sealing.
- b. Insulate the attic after completing the attic bypass air sealing.
- c. Insulate the house walls. The walls must be dense packed with cellulose unless conditions will not permit.
- d. Depressurize the dwelling with the blower door.
- e. With the blower door running, the door to the interior basement open, and the basement doors and windows closed to the outdoors, search for leaks in the basement ceiling connected to the outdoors. If air is flowing through penetrations in the basement ceiling, the penetration is connected to the outdoors.

Possible examples of this type of leak include:

- i. Chimney chases.
 - ii. Plumbing stacks.
 - iii. Interior walls open to the basement.
- f. If basement ceiling penetrations are leaking air from the outdoors, seal them. Note: It is always best to stop these circuitous leaks by sealing attic bypasses or dense packing exterior walls with cellulose. However, in some cases, difficult air leaks remain after this work. Sealing them in the basement might be the only option.

6.4 Room-to-Room Pressures

Room-to-room pressure(s) should be measured in all rooms with forced air heating return or supply ducts and operable doors, after all weatherization installations have been completed, but before a worst-case depressurization test is performed. Room-to-room pressure differences while the air handler is operating and the door between rooms is closed should be 3 pascals or less. Please refer to [Section 14.4.2](#) for detailed instructions.

6.4.1 Fireplace Plugs and Whole House Fans

1. Removable fireplace "plugs" should be installed in a manner that prohibits the use of the fireplace when the "plug" is in place. Appropriate and visible warning signage must be installed.
2. Covers for whole house fans should be easy to remove and reinstall.

6.4.2 Window Air Conditioners

Window air conditioners should be removed and stored when not needed. When it is found that the client does not remove a window air conditioner for the heating season, client education should address the advantages of:

1. Removing and closing the window, or
2. Installing an airtight cover on the exterior of the air conditioner unit, or
3. Sealing the air conditioner unit from the interior.

6.5 Zone Pressure Diagnostics

1. Zone Pressure Diagnostics (ZPD) testing can be an effective tool to assist in determining the location of pressure boundaries of the dwelling, the effectiveness of air sealing measures, and indoor air quality concerns.

If the house is relatively tight for a dwelling of its size, there is probably no reason to perform basic ZPD testing for energy reasons. However, there might be reason to perform testing for moisture or indoor air quality concerns, such as testing the common wall between the house and an attached garage. In these cases, using a smoke pencil on the garage/attic side of the common barrier while depressurizing the house to -50 pascals can illustrate leaks in the air boundary.

2. Please refer to [Section 14.9](#) for the details of ZPD procedures.
 - a. Attics: ZPD testing can be useful to verify the effectiveness of attic air sealing and therefore is a recommended tool.
 - i. Attic plane leakage area may be measured using the add-a-hole method to assess leakage between the attic and conditioned living space. Air leakage between the house and attic (house-to-zone, open-a-door ZPD method) can be determined using either the MaineHousing Zone Pressure-Series Leakage Diagnostics worksheet or Residential Energy Dynamics, LLC free software, RED Calc Free ZPD Zone Pressure Diagnostics tool, available on line. This test is most effective when conducted prior to, and then after, performing air sealing measures in order to determine the quality and completeness of the air leakage and bypass sealing.
 - b. Garages: Determining the amount of air leakage between an attached or tuck-under garage, and then confirming air leakage has been reduced to an acceptable level by air sealing measures is important to the client's health and safety.
 - i. Post-weatherization air leakage between the house and garage (house-to-zone, open-a-door ZPD method) can be determined using either the MaineHousing Zone Pressure-Series Leakage Diagnostics worksheet or Residential Energy Dynamics, LLC free software, RED Calc Free ZPD Zone Pressure Diagnostics tool, available on line. The ZPD garage to house leakage goal is 200 CFM₅₀ or less. The test procedure is explained step by step on the respective form or on-line tool.
 - ii. Whatever air sealing methods are used, the Inspector shall use smoke and visual evaluation to confirm the living space is adequately separated from the garage.
 - iii. The air leakage status between the house and garage must-be documented in the client file.
3. Basements and crawl spaces should be tested using a monometer, noting - pressure - differences when the housing construction type or the air leakage rate indicates that there may be hidden air leakage into or from the basement or crawl space, or air quality problems are resulting from air leakage from a basement or crawl space. This test should be conducted prior to, and after, installing air sealing measures in order to determine the quality and completeness of the air sealing. In addition, this test can help

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determine the appropriate location of the pressure and thermal boundaries. Please refer to [Section 14.9](#) for instructions.

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“Borate-only” grade cellulose is the approved insulation for WAP. “Ammonium sulfate and boric acid grade cellulose is not approved. The Installer shall provide documentation to the client of the insulation installed in accordance with the [Maine Weatherization Field Guide](#). Documentation requirements are specific to each insulation type. This section applies only to site built dwellings.

Manufactured homes are covered in [Section 9](#).

7.1 Electrical Safeguards

1. Correct electrical problems such as unsafe wiring, open junction boxes, or other electrical code violations prior to performing any other work in the -home.
2. All visible electrical junction boxes shall be covered with an appropriate junction box cover.
3. All electrical boxes/fixtures shall be flagged for identification above any installed insulation. For two part spray foam insulation, all electrical boxes will be covered with masking tape to prevent foam insulation from entering boxes. All electrical boxes will be accessible after spray foam installation.
4. All non-underwire electrical fixtures shall be blocked with rigid material fastened in place to ensure a minimum insulation clearance of 3 inches and a maximum clearance of 6 inches. *Examples include* prefabricated Insullite boxes or on site-built boxes constructed of sheet rock. Exceptions to this rule include Type IC (insulation contact) recessed lights and light/fan combinations, and closed junction boxes.
5. It is permissible to remove recessed light fixtures with client permission if this is the most practical method of air sealing. Be certain to observe all appropriate codes. It might be less costly to replace existing non-Type IC fixtures with Type IC fixtures than removing the recessed lighting altogether.
6. Knob-and-tube wiring:
 - a. MaineHousing requires that knob-and-tube wiring be deactivated before installing insulation. If the cost of doing so, when added to the installation cost of the insulation- results in an SIR - of one or greater, it may be charged as an Incidental Repair to the insulation measure. Minor upgrades or repairs necessary for weatherization measures may be charged to Health & Safety. If the additional costs of deactivation results in an SIR less than 1.00, than the Deferral of Services Form shall be completed.
 - b. If knob-and-tube wiring has been deactivated and the dwelling has been rewired with BX, NM, or other approved electrical cable, the attic may be insulated over the inactive knob-and-tube.
7. Definition of Health and Safety Minor Repair, Major Repair, and Allowable Costs:
 - a. Electrical Labor and Materials used to address K&T shall be categorized as Incidental Repair. Other electrical labor or materials used to address worker/client safety shall be categorized as H&S.

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- b. Minor allowable electrical repairs are those that don't result in exceeding the per contract H&S per unit average cost cap. Repairs exceeding the definition are unallowable major repairs.
- c. Total of H&S costs on any given weatherization job may not exceed the total cost of ECMs on that job.

7.2 Attic and Roof Insulation

7.2.1 Inspection, Preparation and Repairs

1. Prior to installing insulation, a thorough inspection of the attic area must be performed.
2. The inspection must include a determination of the R-value and integrity of existing insulation, the location of air leaks from the conditioned spaces to the attic, and the suitability of the structure for receiving insulation.
3. The inspection should determine the necessity of any repair work associated with the installation of the attic insulation. Repairs should be completed before installing insulation.
4. Definition of Health and Safety Minor Repair, Major Repair, and Allowable Costs
 - a. Whole roof replacements are not allowed and must be deferred until addressed with other funding.
 - b. Minor allowable structural or roofing repairs are those which include no more than 15% of the total roof or structural area. In addition, minor allowable roof/structural repairs are those that don't result in exceeding the per contract H&S per unit average cost cap. Repairs exceeding this definition are unallowable major repairs.

7.2.2 Moisture Inspection and Repair

1. Roof leaks and all other attic moisture problems shall be repaired prior to the installation of attic or roof insulation.
2. All mechanical vents from exhausting and combustion appliances must be vented through the roof or sidewall to the outside.

7.2.3 Treatment of Other Hazards

1. Use appropriate personal protective equipment and work practices to ensure personal safety during work.
2. Repair any rotted, broken, or damaged attic structural components. Ensure that the ceiling will safely hold the weight of the insulation. Repair or replace any weakened, damaged, or missing interior ceiling material.

7.2.4 Attic Access

1. When it is necessary to install an interior attic access in the ceiling and it is not structurally prohibited, it must be:
 - a. At least 4 square feet, and

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- b. At least 20 inches in width or length, and
 - c. Shall be weather stripped, have tightly latching hardware, and be insulated to the same level as the attic floor, or with at least 4 inches of extruded polystyrene (R- 20).
2. An attic ceiling access shall have an insulation dam, made of rigid materials, that exceeds the height of the insulation to be installed. The dam must be strong enough to hold the weight of a person entering or exiting the attic.

Examples of approved attic access insulation dam materials include:

- a. Plywood of at least $\frac{3}{4}$ inch thickness.
 - b. Wood board of at least $\frac{3}{4}$ inch thickness.
 - c. Plywood of at least $\frac{1}{2}$ inch thickness with $\frac{3}{4}$ inch by 2- $\frac{1}{2}$ inch strapping securely fastened to the exterior face of the plywood box, with the edge of the strapping flush with the top edge of the fabricated plywood box.
3. If there are no interior accesses, at least one exterior access to each attic space shall be left accessible for inspection purposes. Before such access is sealed, the attic and/or knee wall area must be inspected by an appropriate agency or MaineHousing representative. This inspection must be adequately documented in the client file.
 4. When it is necessary to install an interior access in a knee wall, it must be at least the width of the knee wall stud cavity by 24 inches high, and shall be weather stripped and insulated to the same R-value as the knee wall. At least one latch shall also be installed to ensure air tightness. In pre-1978 homes, lead-safe work and clean-up practices shall be utilized.
 5. Existing attic hatches may be upgraded when possible and shall comply with the standards of this section. Upgrading of existing attic hatches shall be billed accordingly by actual materials installed and only allowed when deemed cost effective.

7.2.5 Insulation Shielding and Blocking

1. No insulation, including fire-rated insulation, shall be installed above non-IC rated light fixtures so as to trap heat or prevent free air circulation. However, insulation may be installed over Type IC (insulation contact) light fixtures. All electrical boxes/fixtures shall be flagged above any added insulation.
2. Blocking must be installed so that it is effective in shielding the insulation from the heat source, and no insulation shall be left within the blocked area.
3. Metal blocking must be notched so that it does not contact electrical wiring.
4. If insulation is added to the attic, rigid permanent blocking is required around the attic access openings.
5. Fire stopping around masonry chimneys "shall be of galvanized steel not less than 26- gauge thick or of noncombustible sheet material not more than $\frac{1}{2}$ inch

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thick.”⁸ Such material must be used to seal gaps or chases greater than ¼ inch wide around masonry or metal chimneys. Aluminum flashing may not be used for this purpose. This fire-rated material must be sealed to the chimney and the surrounding framing and finish materials with high temperature caulking. Gaps of ¼ inch or less are to be sealed with high temperature caulking only. This treatment is intended to stop the flow of air and water vapor into the attic from these gaps or chases.

- a. In addition to stopping the flow of air around a chimney, a dam must be installed to keep insulation at least two inches away from the masonry or metal chimney. This is to be done with either a block of rigid material or mineral wool batts. Rigid material that is not fire-rated, must be at least 2 inches from the masonry or metal chimney. Mineral wool is fire rated and may be in contact with a masonry chimney only. All blocking must be stabilized with appropriate supporting materials.
 - b. If an existing chimney or flue is sealed or dammed incorrectly, correct it to comply with these standards. If it is not reasonable to bring a chimney up to these standards, document this fact in the client file and include photographs.
6. Requirements for furnaces installed in attics:
- a. Attic furnace blocking must be installed to ensure a minimum free air clearance of 18 inches, but not more than 24 inches.
 - b. If there is a work platform for an attic furnace, or if one is installed as part of the weatherization work, 30 inches of clearance adjacent to the furnace controls must be provided.
 - c. Attic furnaces must be checked after adding attic insulation to ensure they are free of insulation and operate properly.

7.2.6 Installation Methods for Attic Insulation

1. Locate and seal attic thermal bypasses, chases, and open-topped partition walls. Remove enough of any existing flooring so that a thorough inspection for, and repair of, attic bypasses is possible. Properly treat ceiling height changes and stairwells as necessary to stop air leakage. Seal knee wall floor cavities. Make sure bypasses are completely sealed before installing any insulation.
2. Attic insulation must completely cover conditioned spaces and must be installed at an even depth, except where physical constraints exist.
3. Insulation must be installed to the outside edge of the top plate of an exterior wall.
4. Insulation may not cover functional soffits vents or fill the eave/soffit area. Added insulation shall not restrict the airflow through vents.
5. Insulation must be installed according to the manufacturer's specifications for coverage and R-value.

⁸NFPA 211 *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*.

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6. Attic plane leakage area may be measured using the add-a-hole method to assess leakage between the attic and conditioned living space. Air leakage between the house and attic (house-to-zone, open-a-door ZPD method) can be determined using either the MaineHousing Zone Pressure-Series Leakage Diagnostics worksheet or Residential Energy Dynamics, LLC free software, RED Calc Free ZPD Zone Pressure Diagnostics tool, available on line. This test is most effective when conducted prior to, and then after, performing air sealing measures in order to determine the quality and completeness of the air leakage and bypass sealing. Please refer to [Section 14.9](#) for instructions.
7. If the installation of cellulose insulation on top of existing batt or blanket insulation is appropriate, cut and remove or roll back 1 to 2 feet of this insulation at the eave sides of the house so that the top surface of the ceiling material is exposed. If the finished ceiling material is strapped perpendicularly to the joists, remove all of the batt insulation from the joist bays that border the gable ends before insulating with blown cellulose.
8. It is preferred that cellulose insulation be installed in the attics of site-built homes.

7.2.7 Insulation Coverage and Density

1. Insulate uninsulated open-joist attics in order to achieve the greatest SIR value.
 - a. Insulation installers shall install a minimum of one depth gauge for every 300 square feet of attic area.
 - b. A verification label is to be posted by the installer inside the attic near the attic access in each dwelling unit. This label shall include:
 - i. Installer's business name.
 - ii. Date of installation.
 - iii. Insulation type.
 - iv. Installed and Settled insulation depth.
 - v. Number of bags installed in accordance with Manufacturer specifications (SWS 4.1005.2d).
2. For attics with existing insulation, measure the density of the insulation in a selected test area before beginning the major installation. The density of blown insulation within enclosed cavities must be within the range of the values listed under #3 and #4 below.
3. Insulate enclosed areas (under floors and behind slopes and knee wall cavities, etc.) to the following density levels, as long as interior finish materials are able to withstand the pressure without damage:
 - a. Blown cellulose at a density of 3.25 to 3.75 lb/ft³.
 - b. Blown fiberglass at a density of 1.6 lb/ ft³.
4. Insulate knee wall cavities as follows:

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- a. Blown cellulose at a density of 3.25 to 3.75 lb/ ft³.
 - b. Blown fiberglass at a density of 1.6 lb/ ft³.
 - c. Fiberglass batts to an insulating value of R-19.
5. Where feasible, densely packing cellulose insulation with an appropriate hose or tube is the preferred method in attics.
 6. Calculating the number of bags using the manufacturer's coverage chart is the preferred method for determining the proper amount of material to be installed into an attic area at a given R-value.
 7. Where the combined material and labor costs can be reduced, it is preferred that dropped soffits and similar construction details be filled with cellulose insulation.
 8. When a vapor barrier is installed with the insulation, the barrier should be installed on the warm side of the insulation, but never more than one-third of the R-value away from the warm-side surface.

7.2.8 Vaulted or Sloped Ceiling/Roof Cavities

1. A vaulted ceiling or sloped ceiling/roof cavities shall be insulated to a value of at least R- 19 whenever possible. If it is not possible to insulate to R-19, the reason must be documented in the client file.
2. If batt insulation is used, the vapor retarder should always face the conditioned building space. If this vapor retarder faces a habitable space, the vapor retarder must be covered with a 15-minute fire-rated material, such as ½ inch drywall taped and mudded once, or ¾ inch of wood.
3. If cellulose insulation is used, the cellulose shall be dense packed in the vaulted or sloped ceiling/roof cavities.

7.2.9 Enclosed Ceiling/Floor Cavities

When insulating enclosed ceiling cavities, it is preferred that insulation be installed in the rafter cavities from the attic, through the eave or from the interior of the home, rather than through the roofing material.

7.2.10 Storage Space

1. Where attic space is being used for storage, agencies, or contractors should request the client remove storage items from the area.
2. In cases where the client is physically unable to perform this task and is unable to solicit help from a family member or friend, agencies and contractors should include the removal of items in the cost-effective analysis of installing insulation, and proceed with the measure if it is cost-effective (if the job has an overall savings-to-investment ratio of 1.00 or greater).

7.2.11 Ductwork Insulation

1. Ductwork must be sealed appropriately with the proper materials (duct mastic) before insulation is installed. Refer to [Section 11.1.6](#) for Instructions.

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2. When working ducts are located in an unconditioned attic, install a minimum of R-8 (preferably R-11 or greater, if possible) on ducts and plenums. It is preferred that attic ducts be draped with unfaced blanket insulation and blown over with loose fill insulation to at least the depth of the surrounding insulation. If faced duct insulation is installed, it is preferred that the facing be to the outside.
3. A minimum of 6 inches of clearance between duct insulation and heat sources must be maintained, unless the insulation material is rated for closer proximity.

7.2.12 Drill-and-Blow Patching

If a drill-and-blow method is used for installing floor or ceiling insulation, holes must be properly plugged, secured with adhesives, and sealed.

7.2.13 Attic Ventilation

7.2.13.1 General Installation

1. Ensure that existing vents are not blocked, crushed, or otherwise obstructed. Correct problems as necessary, or replace.
2. When attic insulation is installed, a reasonable amount of attic ventilation should be in place, unless local codes supersede.
3. Roof vents should be nailed and well-sealed to the roof to prevent water leakage. If possible, roof vents should be located on the areas of the roof least visible from the ground.
4. All ventilation openings should have suitable louvers and screens to prevent snow, rain, and insects from entering the attic.

7.2.13.2 High-Low Vents

1. Roof and dome vents should be installed close to the peak.
2. Install high gable vents with a horizontal projection of at least three feet above the soffit or a gable vent used for low venting when possible.

7.2.13.3 Gable Vents

1. Gable-end vents should be installed as high in the gable as possible and positioned to provide cross ventilation.
2. Precautions shall be taken to prevent the wind from "washing" insulation near the attic vents.

7.2.13.4 Knee Wall Ventilation

Knee walls or attic spaces that are sealed from other attic spaces and outside of the thermal/pressure envelope may need to be ventilated as if they are separate attics.

7.2.13.5 Attic Vent Area Guideline

When attic ventilation is installed, if the attic floor is outside of the thermal/pressure envelope, then 1 square foot of net-free ventilation may be installed for every 300 square feet of attic floor area.

7.3 Sidewall Insulation

Basement wall insulation, rim joist insulation and crawl space wall insulation are addressed under [Section 7.4](#).

7.3.1 Inspection, Preparation, and Repairs

1. Perform an inspection of the home from the interior and exterior prior to installing insulation. This inspection should identify all potential hazards and needed repairs.
 - a. An inspection from the exterior of the home shall include an examination of the following:
 - i. Building construction details.
 - ii. Siding type and condition.
 - iii. The location of electrical, gas, oil, and phone lines.
 - iv. Plumbing pipes.
 - v. Existing moisture and drainage problems.
 - vi. Existing structural problems.
 - b. An inspection from the interior of the home should include an examination of the following:
 - i. Interior wall finish type and condition.
 - ii. Electrical and plumbing utilities.
 - iii. Duct work in wall cavities.
 - iv. Dropped or suspended ceilings.
 - v. Moisture problems.
 - c. An inspection from the attic should include an examination of the following:
 - i. Open top plates and balloon framing (attic flooring might have to be removed to adequately inspect for these bypasses).
 - ii. Type of electrical wiring in the walls.
 - iii. Knee wall areas.
 - iv. Chimney and plumbing chases (attic flooring might have to be removed to adequately inspect for these bypasses).
 - d. An inspection from the basement should include an examination of the type of electrical wiring in the walls; in particular, knob-and-tube.

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7.3.2 Moisture Inspection and Repair

Any leaks or other moisture problems must be repaired prior to the installation of wall insulation.

7.3.3 Treatment of Other Hazards

1. Use appropriate personal protective equipment and work practices in the presence of animal or insect hazards. Ensure personnel safety during work.
2. Remove any items that need to be moved in order to install wall insulation effectively.
3. Repair any rotted, broken, or damaged structural components. Ensure that the finished wall material will safely withstand the pressure of the insulation. Repair or replace any weakened, damaged, or missing interior wall surfaces so that they will withstand the pressure of the installation of the insulation. Use lead-safe work practices in all pre-1978 dwellings.
4. Set up ladders in a safe manner, using ladder levelers or other safety devices, to compensate for uneven ground or other physical impediments to safe ladder use.

7.3.4 Interior Inspection and Repairs

1. Repair or replace weak or damaged drywall or lath-and-plaster sections. In pre-1978 homes, repairs to these surfaces can generate lead paint dust and debris, so lead-safe work and clean-up practices must be employed -if lead is found in the paint. Locate any areas of the interior wall surface that are weak or not securely fastened. Choose an insulation installation method that will not damage the interior wall surface. Repair or replace damaged or missing baseboard, casing, jambs, etc., that may allow insulation to escape from the wall cavity. Holes drilled for insulation must be plugged and patched. Patched surfaces will have no cracks or excessive material in order to facilitate subsequent cosmetic treatment.
2. Locate the positions of all wall-mounted switches and outlets before beginning insulation work. Locate all chases, utility runs, duct runs, wall heaters, vent fan penetrations, etc. prior to insulating. Block around these areas, if possible. If it is not possible to block around an area, avoid that area when insulating.
3. Find any interior soffit areas, pocket doors, or other structural details that may need preparation prior to insulating, and prepare as necessary. Locate critical framing junctures and ensure adequate insulation densities in these areas.

7.3.5 Exterior Inspection and Repairs

1. Note all types of siding material. Note siding material that may contain asbestos and/or lead-based paint. If the home is pre-1978, install a six-mil polyethylene ground cover at the bottom of the wall to catch chipping or flaking paint caused by the weatherization work. At the end of every workday, clean up all paint chips on the ground cover. Wherever possible, determine the presence and condition of old layers of siding or sub-siding.
2. Determine the best drilling strategy. The preferred method is to lift the siding or temporarily remove it before drilling the sheathing.

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3. Repair or replace severely deteriorated window or door components. Replace all missing and broken glass.
4. Patch holes in exterior walls.
5. Determine the source of, and correct any problem that has led to, moisture in wall cavities prior to installing insulation. Repair or replace damaged, rotted, or deteriorated siding to ensure the integrity of the insulation. If any missing siding, flashing, etc. would allow disintegration of installed insulation, replace it with a comparable material.
6. Access structural additions and critical junctures to determine the ability of these areas to contain high-density insulation. Correct any openings or gaps prior to installing insulation.

7.3.6 Installation Methods for Wall Insulation

1. Wall areas above windows and doors (except in manufactured homes), and the area below windows must be insulated, whenever possible.
2. Uninsulated exterior walls without drywall, paneling, or other interior finish material must be insulated in the most cost-effective manner. If the estimated SIR for this application is less than 1.00 than the *Deferral of Services Form* shall be completed.
 - a. If faced fiberglass batt insulation is installed, the vapor retarder must face indoors.
 - i. All vapor retarders must be covered with a 15-minute fire-rated material, such as ½-inch drywall or ¾-inch wood.
 - ii. If drywall is used to cover the insulation, it must be taped and mudded with one coat.
 - iii. Fiberglass insulation must not be left exposed.
 - b. If wet-spray cellulose is installed, a vapor barrier/retarder must be installed on the inside, but only after the wet-spray cellulose is properly cured.
 - i. All vapor retarders and cellulose must be covered with a 15-minute fire-rated material, such as ½-inch drywall or ¾-inch wood.
 - ii. If drywall is used to cover the insulation, it must be taped and mudded with one coat.
3. Enclosed walls must be dense packed whenever the interior wall surface material allows. Dense-packing requires:
 - a. An insulation machine with the proper capacity (at least 80 inches of water pressure at takeoff or 2.9 pounds per square inch of pressure).
 - b. The proper machine settings. For dense-packing, the air-to-material ratio must be high enough for a cellulose density of at least 3.25 pounds per cubic foot. On the other hand, if this ratio is too high, the job of

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insulating will take much longer. A balance must be found for each machine, delivery system, and wall.

- c. Effective delivery of the insulation material from the machine to the end of the wall tube. This includes:
 - i. No air leaks in the hose or at the joints.
 - ii. A hose that is as short as possible for the job, but at least 50 feet.
 - iii. Gradual reductions or transitions in the delivery system to minimize clogging.
 - iv. A tube that is cut at an angle at the end to facilitate insertion into the wall cavity.
- d. An operator that uses an effective technique, characterized by:
 - i. Inserting the tube all the way up to the top plate and then pulling down just less than 1 foot before the machine is turned on.
 - ii. Pulling the tube out of the fill hole by just less than 1 foot at a time as the flow of insulation in the hose and tube slows and stops due to increasing resistance in the cavity. If the tube is pulled out too soon, the density will decrease.
 - iii. Inserting the tube downward through the fill hole after the wall cavity is filled upward from the fill hole. Inserting the tube with only the air running will help “drill” through the cellulose that has fallen from the upward fill. This will help achieve a higher density in the downward fill.

7.3.7 Blocking

Construction details that allow insulation to escape from sidewall cavities (such as balloon-framed walls) must be blocked or packed with fibrous insulation (such as fiberglass) or other material in a manner that effectively retains the insulation.

7.3.8 Insulating Floor Cavities between Exterior Wall Cavities

- 1. Open floor cavities between exterior wall cavities shall be insulated in balloon- and platform-framed buildings.
 - a. Only those parts of these floor cavities that border the exterior must be insulated.
 - i. In platform-framed buildings, these cavities must be accessed from the rim or band joists.
 - ii. In balloon-framed buildings, these cavities are usually open to the walls, allowing access from the rim or band joists and also from the wall cavities above or below these floor cavities.
 - b. The R-value of the insulation in these floor cavities must be at least equal to the R-value of the insulation installed in the adjacent wall cavities.

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2. It is recommended that these cavities be insulated and blocked using the bag or bladder method. This method is probably the most cost effective when considering time and materials.⁹
 - a. Joist cavities that are perpendicular to the band joists (usually on the eave sides of a dwelling) should be treated with the bag method.
 - b. Joist cavities that are parallel to the band joists (usually on the gable-end sides of a dwelling) should be completely filled with insulation from one end to the other.

7.3.9 Materials

1. For site-built dwellings:
 - a. Insulate all closed-cavity sidewalls to 3.25 - 3.75 lbs/ft³ with cellulose insulation. If it is not possible, document the reason in the client file.
 - b. Insulate open cavity walls with:
 - i. Cellulose insulation dense packed behind appropriate fabric netting fastened to the inside edge of the wall framing members.
 - ii. Fiberglass (faced or unfaced) using a density and thickness appropriate for the cavity. Cover any flammable insulation facing or vapor barrier installed in an occupiable space with a fifteen-minute fire-rated material such as ½ inch drywall (taped at least once) or ¾ inch plywood.
 - iii. Rigid plastic insulation may be used when appropriate. Cover any rigid insulation or vapor barrier installed in an occupiable space with a fifteen-minute fire-rated material such as ½ inch drywall (taped and mudded one coat) or ¾ inch plywood. Per the Maine State Fire Marshal, rigid plastic insulation products that comply with ASTM C 1289 Type 1 Class 2 are approved for use without additional thermal barrier. (Thermax and equivalent)
2. For manufactured home wall insulation materials, refer to [Section 9.5](#).

7.3.10 Insulation Coverage, Density, and Voids

1. Sidewall insulation must be installed according to the manufacturers' recommended density, and in a manner that does not allow the material to settle.
2. When insulating sidewalls with cellulose, install the insulation to a density of 3.25 - 3.75 lbs/ft³ using the tubing method, unless there is good reason not to dense-pack. If the insulation is not installed to at least 3.25 lbs/ft³, documented reasons must be included in the client file.
3. When using blown fiberglass, install at a density of 1.6 lb/ft³.

⁹ Woven plastic bags are available from NYP Corp. Elizabeth, NJ. Bag size should be at least 24 inches wide by 30 inches

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4. Contractors must warranty wall insulation work for at least one year against voids of more than 5 percent.

7.3.11 Plugs and Patching

1. Where possible, remove the exterior lap siding and drill the sheathing and/or sub-siding for the installation of insulation. Holes in the sub-siding must be patched. Various materials may be used for this patching, including wood plugs, plastic plugs, or spray foam insulation. If installing from the interior, all drilled holes must be sealed appropriately: plugged and caulked if being covered with chair rail, or, if left exposed, plugged and resurfaced to industry standards with joint compound, and free of drying cracks. Lead-safe weatherization practices must be used.
2. If there is no other way of installing insulation in a wall other than face drilling and plugging the exposed drill holes, first obtain approval in writing from:
 - a. An appropriate energy auditor at the representative weatherization agency, and
 - b. The owner of the dwelling.
3. Plugs that are compatible with the siding or wall type must be used to fill and cover the exposed surface that has been drilled.
4. Exposed plugs must be sealed tightly, glued, and primed. Painting and texturing to match the plugs to the surrounding wall is allowed, but painting or texturing the entire wall is not.
5. Any wood that is replaced as a result of the weatherization work and that is exposed to the weather must be primed.
6. Stucco-sided dwellings may be insulated from the exterior or the interior. If insulated from the exterior, the stucco patch must match the existing stucco in texture and color.

7.3.12 Brick Siding

1. Interior drill and blow techniques are required for homes with brick veneer siding.
2. Ensure that cellulose insulation is never installed in contact with masonry materials.

7.3.13 Quality Control

1. A final inspection to assess quality and quantity of wall insulation must be performed by the agency. This inspection can be performed by using a bore scope, removing interior outlet and switch plates, using an infrared camera, or other acceptable inspection techniques.
2. When conditions permit, infrared scanning must be used as a quality control tool to check wall insulation work and identify areas of excessive air leakage. The infrared scanning device is a very useful tool for finding air leaks when used in conjunction with a blower door. Agencies and contractors are advised to use infrared scanning equipment.

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7.4 Foundation Insulation

This section addresses rim joist insulation, basement wall insulation, and crawl space wall insulation.

7.4.1 Inspection, Preparation, and Repairs

1. An inspection from the interior and exterior of the home shall be performed prior to installing insulation. This inspection should identify all potential hazards and needed repairs and shall include the following:
 - a. Building construction details
 - b. Foundation type and condition
 - c. The location of electrical, gas, oil, cable and phone lines
 - d. Plumbing pipes
 - e. Existing moisture and drainage problems
 - f. Existing structural problems
2. An inspection from the interior of the home shall include an examination of the following:
 - a. Interior foundation wall type and condition
 - b. Any knob-and-tube wiring
 - c. Electrical and plumbing utilities
 - d. Moisture problems
3. Make any necessary repairs before installing insulation.

7.4.2 Moisture Inspection and Repair

1. All dwellings must be inspected for problems associated with excess moisture.
2. Identification of potential moisture problems shall be documented in the client file. If excessive moisture is found and determined that mitigation is beyond the scope of the weatherization program, deferral of services is required.
3. Repair any moisture problems that will degrade or diminish the effectiveness of weatherization measures.
4. In crawl spaces, whenever conditions warrant, install a moisture barrier on the floor unless conditions do not allow. This polyethylene barrier should overlap at least 12 inches at the joints, and extend 6 inches up the crawl space wall, and be permanently fastened and air sealed on all sides and around columns and piers. When ground moisture barrier is installed on sloping ground, or accessed for routine maintenance or storage it will be fastened to the ground with durable fasteners or ballast(s)
5. If the crawl space area has 18 inches of clearance or more between the crawl space floor and ceiling, a moisture barrier must be installed unless there are substantial reasons not to. If a moisture barrier is not installed, the reasons

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must be included in the client file. Note: If the entire dirt floor is not accessible, cover as much as possible.

6. For basements with dirt floors, whenever feasible, install a non-skid moisture barrier on the floor for walk-ways and 6-mil polyethylene over other areas. This polyethylene barrier should overlap at least twelve inches at the joints, extend six inches up the basement wall and be permanently fastened and air sealed. Three-foot-wide rubber roofing (EPDM) or rolled roofing qualifies as non-skid moisture barriers.
7. When rubble stone is present, it is allowable to extend the vapor barrier up the wall to meet the spray foam insulation, using the spray foam for adhesion. Extra square footage should be noted in the job file and included in the work order.

7.4.3 Wall Moisture Barrier

If there is evidence of water leaks or moisture coming through the foundation wall from the exterior, a moisture barrier must be permanently attached and air sealed to the sill plate in a manner that drains the moisture behind the insulation, and covers the insulated section of the foundation or crawl space wall.

7.4.4 Treatment of Other Hazards

1. Use appropriate personal protective equipment and work practices in the presence of animal or insect hazards. Ensure personal safety during work, and refer to the postponement of service policy in [Section 4.7](#).
2. Repair any rotted, broken, or damaged structural components.

7.4.5 Defining the Thermal/Pressure Boundary

1. If the basement or crawl space houses a heating system or other appliance, it should be treated as a conditioned area (within the thermal/pressure envelope). In this case – the most common in Maine – the basement or crawl space walls are part of the boundary of the thermal/pressure envelope. Therefore, it is preferred to air seal and insulate the basement or crawl space walls because this strategy encloses the furnace, ducts, pipes, water heater, and other appliances within the conditioned envelope. In such cases, the basement or crawl space walls should be sealed, as necessary, before any insulation is installed on these surfaces.
2. If a basement or crawl space is defined as part of the boundary of the conditioned envelope, the pre- and post-weatherization blower door tests that determine Air Infiltration SIRs shall include these areas. In these cases, the pre- and post-weatherization blower door tests shall be done with the basement door open. These results should be documented on the appropriate field form, noting that the blower door test results include the basement and/or crawl space areas. Depending on living space definitions in the home, the blower door set-up for the ASHAE calculation may be different.
3. Basements and crawl spaces should be tested using a monometer, noting - pressure - differences when the housing construction type or the air leakage rate indicates that there may be hidden air leakage into or from the basement or crawl space, or air quality problems are resulting from air leakage from a basement or crawl space. This test should be conducted prior to, and then

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after, installing insulation in order to determine the quality and completeness of the sealing. In addition, this test can help determine the appropriate location of the pressure and thermal boundaries. Please refer to [Section 6.5](#) for instructions.

4. If the appropriate thermal/pressure boundary is determined to be the floor above the basement or crawl space (rather than the walls of the basement or crawl space), then this floor should be sealed, as necessary, before any insulation is installed under it. In these cases, the pre- and post-weatherization blower door tests shall be done with the basement door closed. These results should be documented on the appropriate field form, noting that the blower door test results exclude the basement and/or crawl space areas.

7.4.6 Storage Space

1. Where the basement or crawl space is being used for storage, agency personnel or the contractor should request the client remove the stored items from the weatherization work area.
2. In cases where the client is physically unable to perform this task and is unable to solicit help from a family member or friend, agencies or contractors should include the removal of items in the savings-to-investment analysis of installing insulation, and proceed with the measure if it is cost-effective (that is, if it has a savings-to-investment ratio of 1.00 or greater).

7.4.7 Materials

1. Interior basement wall insulation:
 - a. If the wall is studded out on the interior, MaineHousing recommends a moisture and air impermeable insulation be used.
Examples include: Double-faced, vinyl-backed fiberglass, extruded polystyrene or 2 part spray foam.
 - b. Double-faced, vinyl-backed fiberglass (metal building insulation) may be fastened at the band joist area and hung down 4 feet. It shall be mechanically fastened on all exposed edges with furring strips.
 - c. Interior rigid insulation may be glued and fastened to the basement wall and shall be covered with an approved 15-minute fire-rated material, such as ½-inch drywall (taped and mudded one coat) or ¾-inch wood. Per the Maine State Fire Marshal, rigid plastic insulation products that comply with ASTM C 1289 Type 1 Class 2 are approved for use without additional thermal barrier. (Thermax and equivalent)
 - d. Wet-spray cellulose insulation may not be used on basement or crawl space walls.
 - e. Two-part closed-cell foam may be used. In occupiable areas, two part spray foam insulation shall be covered with a 15 minute fire-rated material approved by the Maine State Fire Marshal's Office. Two-part foam shall be installed to an average of 2 feet below grade.
2. Exterior basement wall insulation:

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- a. Foundation panels (factory pre-finished on the exterior) may be used if they are glued and fastened, have drip caps installed, and are sealed around windows. They must extend at least 6 inches below finish grade.
- b. Extruded polystyrene that is not pre-finished may be used if it is glued and fastened, has drip caps installed, and is sealed around windows. The insulation must extend at least 6 inches below the finished grade.
 - i. The exterior surface of these panels must be covered with a material that will protect it from ultraviolet light and physical damage.
 - ii. If a masonry covering is used (stucco), a two-coat application is required to be installed over reinforced seams and a bonding agent.

7.4.8 Insulation Coverage

1. Insulation must be installed in a manner that provides as continuous a thermal boundary as possible.
2. Perimeter insulation must not be installed in a manner that excessively compresses the insulation material.

7.4.9 Rim or Band Joist Insulation

1. Installed insulation must be a minimum of R-10 unless a MaineHousing-approved energy audit calculation for the dwelling supports a different cost-effective level of insulation.
2. Band or rim joist area must be properly air sealed before the insulation is installed.
3. Fiberglass, rigid, or foam insulation may be used for this application and secured in a permanent manner. Whichever type is used, the installation must result in a savings-to-investment ratio of at least 1.0. Installed rigid or foam insulation must be covered with a 15-minute fire-rated material, such as ½-inch sheet rock or ¾-inch wood, as required. Per the Maine State Fire Marshal, rigid plastic insulation products that comply with ASTM C 1289 Type 1 Class 2 are approved for use without additional thermal barrier. (Thermax and equivalent)

7.4.10 Foundation Insulation, Additional Details

1. Route any exhaust fans to the outside using dampened vents, smooth bore rigid pipe, proper duct size for length of run, and an appropriate termination fixture.
2. If necessary, repair or replace exterior doors or door components to ensure tightness and to reduce air leakage. If necessary, replace all missing glass and repair or replace window components to ensure tightness and to reduce air leakage.
3. Foundation walls shall be insulated an average of 2 feet below grade; no section above grade should be left uninsulated. Hollow cinder block and some rubble stone walls may warrant insulation further below grade. Reasons for

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doing so must be documented in the job file. In these cases, installed measures must still achieve a SIR of 1 or greater.

4. Two-part closed-cell foam is recommended in basements that have uneven foundation wall surfaces (for example, rubble stone). Two-part spray foam is allowed under other foundation construction when used in conjunction with air sealing measures of the band/rim joist as long as it achieves the greatest SIR value. Installation of two-part foam must be found cost effective by the approved energy audit.
 - a. Two-part closed-cell foam installed in occupiable areas shall be covered with a 15 minute fire-rated material approved by the Maine State Fire Marshal's Office.
 - b. All electrical boxes will be covered with masking tape to prevent SPF from entering boxes. All electrical boxes will be accessible after SPF installation.
 - c. When two-part spray urethane foam is used, follow EPA recommendations for the treatment of fumes. See [Section 4.11](#).
5. All appropriate fire code requirements must be followed when insulating basement walls.
6. Fiberglass insulation must not be left exposed to habitable areas. Double-faced, vinyl- backed fiberglass shall be mechanically fastened on all exposed edges with furring strips.
7. Mechanical fasteners must be used to secure perimeter insulation in a permanent manner.
8. Basement wall insulation must be a minimum of R-5 if installed on the exterior of the foundation, and R-10 if installed on the interior.

7.4.10.1 Interior wall installation:

1. A method for installing double-faced, vinyl-backed perimeter insulation is to attach it at the sill plate so that the blanket extends to 4 feet down the foundation wall. It should be run horizontally in a continuous manner to eliminate as many seams as possible. The bottom of this fiberglass batt insulation should be air sealed to the wall with a strip of wood and permanently fastened to the foundation.
2. Two-part closed-cell foam is recommended in basements that have uneven foundation wall surfaces (for example, rubble stone). Two-part spray foam is allowed under other foundation construction when used in conjunction with air sealing measures of the band/rim joist as long as it achieves the greatest SIR value. Installation of two-part foam must be found cost effective by the approved energy audit.
3. Stud out the walls and insulate with fiberglass or glue and fasten rigid insulation. The installation of a 15-minute thermal barrier shall be required as needed. Products that comply with ASTM C 1289 Type 1 Class 2 are approved for use without additional thermal barrier. (Thermax and equivalent)

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4. Other insulation types and methods may be used with the approval of MaineHousing.

7.4.10.2 Exterior-wall installation:

Foundation insulation may be installed on the exterior, but this requires digging a 1-foot deep trench around the foundation. If this method is used, the rigid insulation must be extruded polystyrene at least 1 inch thick and R-5 and it must be protected from sunlight and exterior physical damage by an appropriate rigid material.

7.4.11 Crawl space Insulation, Additional Details

1. MaineHousing recommends including crawl spaces beneath conditioned living spaces within the thermal/pressure envelope. Crawl spaces beneath unconditioned living spaces may be left unconditioned and separated from an adjoining conditioned basement with suitable materials.
2. Seal all direct air leaks into the crawl space.
3. Seal all bypasses and chases into and through the conditioned areas of the house.
4. Route any exhaust fans to the outside, using dampened vents, smoothbore rigid pipe, and an appropriate termination fixture.
5. Install perimeter insulation from the rim or band joists to the crawl space floor. Suitable materials include double-faced vinyl insulation, rigid plastic insulation and 2 part spray foam. The crawl space wall insulation shall extend downward to:
 - a. A distance that is 2 feet below the exterior grade, or
 - b. The crawl space floor, and then horizontally across the floor for 2 feet, whichever is appropriate.
 - c. Mechanically fasten the insulation to the sill plate and seal all joints with tape.

7.5 Floor Insulation

7.5.1 Inspection, Preparation, and Repairs

Precautions must be taken to ensure adequate combustion air is being supplied, through non-operable vents, for combustion appliances in crawl spaces or basements.

7.5.2 Moisture Inspection and Repairs

1. All units must be inspected for problems associated with excess moisture.
2. If floor insulation is installed over a crawl space, the crawl space floor shall be covered with a moisture barrier when conditions warrant. This barrier must be lapped at least 12 inches at the joints, extend up the crawl space wall 6 inches, and be permanently fastened and air sealed.
3. Identification of potential and existing moisture problems shall be documented in the client file.

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4. Address and/or repair any moisture problems that will degrade or diminish the effectiveness of weatherization measures as allowed under program guidelines. Some problems may be beyond the scope of weatherization; refer to Chapter 4, Health and Safety Requirements, for guidance.

7.5.3 Treatment of Other Hazards

1. Use appropriate personal protective equipment and work practices in the presence of animal or insect hazards. Ensure personal safety during work.
2. Repair any rotted, broken, or damaged structural components as allowed under program guidelines. Some problems may be beyond the scope of weatherization; refer to Chapter 4, Health and Safety Requirements, for guidance.

7.5.4 Defining the Thermal/Pressure Boundary

Refer to [Section 7.4.5](#).

7.5.5 Installation Methods for Floor Insulation

1. Installed insulation must be a minimum of R-38 in Aroostook county and R-30 in all other counties, unless a different level of insulation will achieve a higher SIR value (cannot be less than R-19). Once air sealing of bypasses and penetrations have been completed, the insulation should be installed without voids or gaps between the insulation and the bottom of the floor deck. Fit insulation tightly around cross bracing and any obstructions.
2. Floor insulation other than two-part spray foam must be fastened securely in place with wire fasteners, nylon mesh, or -other appropriate methods. Friction fitting or stapling floor insulation is not considered an appropriate method for securing the material.
 - a. Do not support insulation with Tyvek, Typar, or other house wrap stapled to the bottom edges of the joists.
 - b. Do not use chicken wire or other metal mesh to support floor insulation.
3. Install insulation so that it is in contact with the underside of the subfloor above.
4. Faced fiberglass insulation must have the facing upward toward the heated area.
5. Ensure that floor insulation is in direct contact with the rim or band joints. If the dwelling is balloon framed, air seal the bottom of the stud cavities prior to installing the insulation.
6. Fiberglass insulation installed as a weatherization measure must not be left exposed to habitable spaces.

7.5.6 Materials

1. Fiberglass insulation, faced or unfaced, rigid plastic insulation and 2-part spray foam are suitable insulation - materials for floors.
2. Double-faced vinyl insulation shall not be used for floor insulation.

7. Insulation Requirements

7.5.7 Insulation Coverage

1. Floor insulation shall be installed according to manufacturer's instructions.
2. Floor insulation must be installed in a manner that provides as continuous a thermal boundary as possible.
3. Installed floor insulation must not be excessively compressed.

7.5.8 Storage Space

1. Where the basement or crawl space is being used for storage, agency personnel or the contractor should request the client remove storage items from the weatherization work area.
2. In cases where the client is physically unable to perform this task, the removal of items should be included in the savings-to-investment analysis of installing insulation, and the removal should go forward if it is cost-effective (if it has a savings-to-investment ratio of 1.00 or greater).

7.5.9 Ducts and Pipes

1. When floor insulation is installed, ductwork below the floor insulation must be appropriately sealed and insulated. Please refer to [Section 11.1.7](#) for instructions.
2. When floor insulation is installed, any water pipe that is susceptible to freezing and all furnace supply and return ducts below the insulation must be insulated as part of the floor insulation measure. Please refer to [Section 11.1.7](#).
3. Do not insulate over pumps, valves, pressure relief devices, or vents; do not insulate over heat tape unless the manufacturer's specification indicates that such installation is safe.

7.5.10 Crawl space Ventilation

1. If the crawl space walls or ceiling are insulated and a moisture barrier covers the crawl space floor, MaineHousing recommends the crawl space shall not be vented to the outdoors. Energy auditors shall determine that appropriate application on a case-by- case basis and document in the client file.
2. If a moisture barrier cannot be installed, the crawl space must be vented. If a moisture barrier cannot be installed, the reason shall be documented in the client file.
 - a. If the energy auditor determines crawl space vents are required, the vents must provide 1 square foot of net free vent area for every 1,500 square feet of crawl space ground area if there is a 6-mil polyethylene ground cover, or 1 square foot of net free vent area for every 150 square feet of crawl space ground area if a ground cover cannot be installed.
 - b. Crawl space vents shall be louvered and screened or otherwise designed to prevent the entry of snow, rain, animals, and insects into the building.

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- c. If operable crawl space vents are installed, the client must be informed of the benefits of closing the vents in winter and opening the vents in summer.
3. If there are more existing vents than needed, it is preferred that surplus vents be closed off with removable rigid insulation. Where possible, close off vents on the windward side of the crawl space. Do not close off or restrict combustion air vents.

Section 8. Window and Door Repairs and Replacements

8.1 Primary Windows

8.1.1 Window Assessment

1. All existing egress windows must remain operable.
2. Non-operable, non-egress windows may be permanently sealed.

8.1.2 Window Repairs

1. When feasible, windows must be repaired, rather than replaced.
2. Replace missing, broken, or severely cracked panes.
3. Window glazing compound shall only be replaced if the existing glazing is deteriorated to the degree that the window glass is in jeopardy of falling out of the sash

8.1.3 Window Air Leakage

Window tightening measures such as caulking, weatherstripping, ACPs, and window locks can be installed if cost-effective based on the approved MaineHousing energy audit. Measures shall be installed from highest SIR to lowest.

8.1.4 Window Replacement

1. Window replacements must be based primarily on an energy-conservation and be justified by reduction in air infiltration and an increase in R-value, resulting in an SIR of 1.0 or greater.
2. The installation of replacement windows must meet applicable building codes.

8.2 Storm Windows and Insulation Systems

8.2.1 Interior Storm Windows (ACPs)

1. Interior storm windows (ACP's) can be installed - whenever feasible, - cost effective and can be justified by an SIR greater than one for air infiltration (as determined by the approved MaineHousing energy audit).
2. A ½- to 2-inch air space between the prime window and the installed storm window is preferred.
3. Allowable storm windows include:
 - a. Rigid-framed, single- and double-strength glass.
 - b. Rigid- and flexible-framed Plexiglas.
 - c. Framed and unframed plastic "kits" with a minimum thickness of 6 mils.
4. Repairs to prime windows must be done to keep moisture out before an interior storm window may be installed over the prime window.

Section 8. Window and Door Repairs and Replacements

5. Storm windows must be securely fastened in place, installed straight, plumb, level, and without distortion.
6. Metal storm windows should not come in contact with frames or fasteners constructed of dissimilar metals.
7. Installed storm windows in kitchens, baths, and other high moisture areas must be operable if they provide the only source of ventilation into the space.
8. Operable storm windows must move freely.

8.2.2 Movable Window Insulation Systems

Movable window insulation systems are only allowed when:

1. The systems are determined to be cost-effective by the approved MaineHousing energy audit;
2. For technical reasons, no interior or exterior storm windows can be installed;
3. All other weatherization measures with higher SIR values already exist or have been installed, and;
4. The client has been educated by weatherization personnel in the operation of the movable insulation system.

8.2.3 Non-Allowable Window Materials

Tinted window films, all sun shields, and heat reflective materials are not allowed.

8.3 Doors

8.3.1 Door Assessment

Door assessment shall comprise of all doors associated with the thermal boundary of the home.

1. Doors must be assessed for needed repairs for air leaks.
2. All existing egress doors must remain operable.
3. Non-operable doors may be sealed against air leakage.

8.3.2 Door Repairs

1. When feasible, a door must be repaired rather than replaced.
2. Inoperable egress doors do not have to be made operable, unless performing weatherization measures to the door.

8.3.3 Air Leaks in Doors

Air leak mitigation measures for doors such as jamb-up kits, sweeps, and thresholds must be determined to be cost-effective based on the approved MaineHousing energy audit.

Section 8. Window and Door Repairs and Replacements

8.3.4 Door Replacement

1. Individual replacement doors may only be installed if the cost of the repair is justified by a cost effective application of an SIR of greater than 1.0.
2. Pre-hung replacement doors may be installed if the installation is determined to be more cost-effective than:
 - a. The repair of the existing door and frame, or the installation of a door that is not pre-hung.
 - b. The cost of the purchase and installation of all hardware and the material associated with the replacement of a door must be included in the calculation of the SIR used to justify the door replacement.
3. Replacement doors may include one light (pane of glass) if the replaced door had one or more lights. The cost any other extra features must be borne by the client.

Section 9. Manufactured Home Requirements

The same general procedures described in all other sections of these Standards shall apply to manufactured homes unless otherwise stated, or stated more specifically in this Section 9.

9.1 Inspections, Preparation, and Repairs

1. The structure shall be properly supported, and if required restrained at the homeowner's expense before weatherization measures are installed.
2. Structural problems affecting insulation measures must be corrected prior to installing insulation.
3. Belly rodent barrier must be repaired if insulation will be installed, or if significant air leakage is occurring.

9.1.1 Moisture Problems

1. If there are moisture problems in the ceiling or sidewalls, insulation should not be added until the moisture source and/or site of penetration, including leaks, is identified and eliminated.
2. Exhaust-fan ducts terminating in ceiling cavities, crawl spaces, or other areas, shall be extended to the outdoors and sealed to prevent exhaust air from re-entering the conditioned space.
3. Whenever conditions warrant, install a moisture barrier on the ground in crawl spaces. This barrier should overlap at least 12 inches at the joints. If the crawl space area has 18 inches of clearance or more between the crawl space floor and ceiling, a moisture barrier must be installed unless there are substantial reasons not to. If a moisture barrier is not installed, the reasons must be included in the client file.

NOTE: If the entire dirt floor is not accessible, cover as much as possible. When ground moisture barrier is installed on sloping ground, or accessed for routine maintenance or storage it will be fastened to the ground with durable fasteners or ballast(s).

9.1.2 Electrical Inspections

The electrical wiring in pre-1978 manufactured homes is sometimes aluminum. This aluminum wire, when in contact with other metals that are normally part of an electrical system, can cause galvanic corrosion and shorting. As a result of this possibility, in pre-1978 manufactured units special care should be taken.

1. Before insulating manufactured homes, inspect and assess the electrical wiring. If the manufactured home has electrical wiring made of aluminum, a licensed electrician must inspect the home before any weatherization is started. After the weatherization work has been completed, the electrician must inspect the wiring again. Documentation of these inspections and their results must be in the client file.
2. Care must be taken to ensure that electrical wiring was not damaged during insulation work. The energy auditor should also determine if the electrical

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system is working properly before weatherization. This can be done by testing electrical outlets and switches before and after completing the work.

9.2 Air Leakage Reduction Requirements

1. Except for sealing ductwork and large holes to prevent insulation from entering the – conditioned living space, all insulation measures should be completed before additional air sealing work is done, whenever possible.
2. Snap fasteners and/or weatherstripping shall be used whenever possible to reduce air and/or water leaks around primary windows.
3. Major air leaks around single-pane windows that cannot be eliminated with sidewall insulation or snap fasteners shall have an interior storm window (ACPs) installed or the window replaced, whichever is most cost-effective.
4. Caulking is recommended around all interior casing when there is an interior storm window.
5. When accessible, the joint between the two sections of a double-wide must be filled and sealed at the top and bottom connections of the marriage wall.
6. Large holes in water heater closets with an exterior wall must be sealed, with care taken not to seal off combustion supply air from the outside.

9.3 General Insulation

Insulation shall be installed only in areas of the manufactured home envelope that separate conditioned from unconditioned space.

All wooden materials installed on the exterior of a unit that will be exposed to the weather must be pre- primed unless there are extenuating circumstances. Documentation justifying the use of unprimed materials must be included in the client file.

9.4 Ceiling Insulation

1. The ceiling and roof condition must be inspected and assessed before installing insulation.
2. If it is cost effective, ceilings that appear weak shall be repaired or reinforced – especially in heavy snow load areas – before installing insulation.
3. Recessed lighting fixtures and fan/light combinations that are Type IC rated by UL may be covered with insulation. Thermal insulation shall not be installed within 3 inches of fan/light fixtures or recessed light fixtures are not Type IC.
4. Ventilation fans may be covered with insulation if all holes and penetrations are sealed with a nonflammable sealant.
5. All combustible insulation materials shall be kept at least 2 inches from metal flues and chimneys with appropriate insulation dams.
6. Blocking around combustion appliance vents is required when insulation is installed, except where combustion air is pulled through a pipe that surrounds the combustion appliance vent pipe (concentric pipe system). Follow the manufacturer's recommendation for clearances between vents and combustible insulation.

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7. To prevent potential structural and or moisture issues, ceiling cavity insulation must be fiberglass and installed in a manner that ensures complete coverage over conditioned areas. Ceiling cavities should be blown to a density of 1.6 pounds per cubic foot (approximately R-4 per inch). It is useful to use a bag-count method to determine the total amount of insulation to install.
8. If a double roof structure exists, fiberglass insulation shall be allowed in pitched roof cavities above the original roof, but only when this measure is cost effective.
9. If an interior drill-and-blow method is used for installing insulation, holes must be plugged and sealed properly. The holes must be straight and equidistant. In addition, there must be at least one access hole in each cavity to ensure complete coverage. In most manufactured homes, two access holes per cavity are preferred for a more even coverage.
10. If an exterior or side-opening (edge lift) installation method is used, all roof penetrations and areas of potential leakage must be sealed with elastomeric sealant (when compatible with roof materials) or another equivalent sealant, as necessary. Areas that are to be patched must be cleaned first, down to the metal roof surface. After insulation, reattach existing gutters with screws that are one size larger than the original screws.
11. Installing insulation from the ridge of the roof is allowed.
12. If the roof requires a new coating after this insulation work, make sure the roof is strong enough to support workers. Temporary walking boards are recommended rather than walking on the roof itself.
13. If an end gable blow is utilized, steps must be taken to assure complete and adequate coverage is achieved. Attention to areas behind gussets, trusses, edges and corners is critical. Access to the gable end should be achieved by removing siding. Drilling and cutting vinyl siding is not an allowable method for access. If this method is used, the reasons for not using the methods listed in numbers 8 and 9 above must be documented in the client file.
14. Avoid cutting large holes and using screws on top of metal roofs, especially in heavy snow load areas.
15. In heavy snow load areas, educate the client whenever ceiling insulation is added, explaining that the depth of snow on the roof could increase because of reduced heat loss. To minimize the possibility of creating leaks, educate clients on how to properly remove snow. Clients should be advised to refrain from walking on and or shoveling snow off the roof. Instead, they should use a roof rake or suitable tool from the ground.

9.5 Sidewall Insulation

9.5.1 Sidewall Insulation Requirements

1. Manufactured home sidewalls should be insulated when deemed cost-effective.
2. If the existing wall insulation thickness is less than the cavity depth, the apparent R- value must be reduced by at least 25 percent. The R-value may be decreased by more than 25 percent if the installation is of very poor quality and does not come in contact with all six sides of the cavity. If the R-value is reduced by more than 25 percent, the reason must be documented in the file.

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3. The exterior siding and the interior wall materials must be inspected prior to the installation of insulation.
4. Weak or damaged wall materials must be repaired or reinforced prior to installing insulation. Pictures and other items hanging from the walls must be removed before installing the insulation.

9.5.2 Sidewall Insulation Methods

1. Fiberglass batt insulation (batt-stuff method) and loose fill fiberglass shall be used for manufactured home sidewalls. Select the method that will take the least amount of time to install. If it is important to install a vapor barrier or retarder, use the batt-stuff method with the vapor barrier installed on the warm side.
2. For cavities that cannot or should not be insulated with the batt-stuff technique, the fill- tube method with loose fill fiberglass shall be used.

9.6 Ductwork

9.6.1 General

1. Fiberglass (with the exception of duct board) shall not be left exposed on the inside of ductwork.
2. Visually inspect registers, boots, and the trunk where there is any evidence of air leakage or blockage.
3. Repair any missing, loose-fitting, disconnected, or blocked ductwork. Repair work is warranted if there is restriction or blockage of the duct that restricts air flow, even if there is no indication of air leakage.
4. Properly seal all detectable air leaks in duct system. Please refer to [Section 11.1.4](#) for duct sealing requirements and [Section 14.7](#) for pressure pan testing.
5. Inspect, test, and repair, if necessary, the connection between the furnace plenum and the main duct run.
6. Any portion of the ductwork that extends beyond the last register or grill may be sealed.
7. Trunk-end stops are only allowed if it is determined that the installation will reduce duct air leakage.
8. End stops shall be made from sheet metal or aluminum valley flashing. Two-part foam may not be used unless it is adequately protected with a fifteen-minute fire- rated material. Any metal stops must be mechanically attached to the duct system. Gaps between the stop and the duct must be sealed with mastic.

9.6.2 Belly-Return Conversions

Belly-return air systems in manufactured homes are typically unhealthy for occupants and notoriously leaky. These leaky return systems can significantly increase the space heating costs and lead to thermal discomfort and indoor air quality problems.

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Belly-return systems shall be converted to a living-space-return system if warranted by diagnostic testing. Follow the procedures below. When converting a belly-return system in a manufactured home to a living-space-return-

1. Replace the existing furnace closet door with a full louver door to ensure equal pressure between the furnace closet and the main area of the dwelling when the air handler is operating.
2. Block all floor return registers with a durable and tight air barrier, being careful to find hidden registers under built-ins, behind furniture, and in kitchen kick spaces.
3. Completely block all floor openings in the furnace closet using a fire retardant air barrier, being careful to not seal the combustion supply air inlet.
4. Check the temperature rise of the furnace to ensure that the airflow is not restricted. The temperature rise should be within the range specified on the manufacturer's label, or between 40^o and 80^oF. Refer to [Section 14.6](#) for more information.
5. Measure room-to-room pressure differences and relieve pressure differences that are greater than 3 pascals.
 - a. Close all interior doors. Measure the pressure difference across all interior doors. Pressure test and record measurements for all rooms with reference to the main body of the house.
 - b. Take action if a room pressure difference exceeds 3 pascals. Relieve pressure by opening the door slightly while measuring the pressure difference across the door. Open the door until the pressure difference is 3 pascals or less and measure the square inches of opening. This is the size of the opening that must be created in the door by:
 - i. Undercutting the door; or
 - ii. Installing a direct grille, offset grilles, or jumper duct to relieve the pressure imbalance caused by the distribution system when the door is closed.
6. After all steps have been completed for converting a belly return distribution system to a living-space-return system, make sure the furnace and distribution system are working properly.

9.6.3 Crossover Duct Repair and Treatment

1. Crossover ducts shall be installed in a manner that prevents compression or sharp bends, minimizes stress at connections, avoids standing water, and avoids long runs. When there is no skirting, the crossover duct shall be protected against rodents, pets, etc., and properly suspended at intervals of four feet or less above the ground. If replacement is needed, replace with rigid duct and insulate to R-8.
2. Flexible crossover ducts shall have a minimum R-8 insulation. They shall be secured with mechanical fasteners (for example, stainless steel worm drive clamps, plastic/nylon straps applied with a tightening tool, etc.) and sealed with mastic or aluminum foil- backed butyl or a comparable pressure-sensitive tape.

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3. Existing flexible crossover duct with an insulation R-value of 4 or less and which has been damaged shall be replaced with new rigid duct with R-8 insulation.
4. The crossover must be replaced if the inner lining is brittle or made of mesh. If in doubt, replace it. In many cases, a leaky crossover can be repaired by cutting out the section of duct containing the leak. A fabricated sheet metal sleeve can be inserted between the remaining pieces of crossover duct. The metal sleeve must be attached to the flex duct crossover using ratcheting plastic straps.
5. Crossover ductwork must be appropriately secured above the ground. It may be supported by strapping or blocking.
6. Flexible duct shall not be allowed to sag more than 12 inches over a span of 8 feet.

9.7 Floor (Belly) Insulation

9.7.1 Floor Insulation Requirements

1. Belly insulation shall be installed only after all repairs have been made, major holes in the belly rodent barrier and floor have been sealed, and all ductwork has been sealed according to [Section 11.1.3](#).
2. Belly rodent barriers must be inspected for general condition, structural strength, and major air leaks prior to installing insulation.
3. Make necessary belly rodent barrier repairs if additional insulation will be added, or if holes in the belly allow significant air movement between the belly cavity and the outside atmosphere.
4. Belly cavities must be inspected to determine the location of the plumbing, any plumbing leaks, and the R-value of existing insulation. Leaks should be fixed prior to weatherization. If water pipes are located at the bottom of the belly rodent barrier and it is not possible to get at least 2 inches of insulation between the pipes and the belly rodent barrier, then the following measure must be attempted, if it is cost effective:
 - a. The pipes must either be insulated with additional insulation, either inside the belly or on the exterior of the rodent barrier; or
 - b. The pipes shall be moved closer to the floor above, or
 - c. The insulation above the pipes should be removed.
 - d. If none of the above measures can be taken, then the belly shall be insulated using the perimeter method.
5. Belly insulation must be installed in a manner that ensures complete coverage of all heated areas. If the floor insulation system is beyond cost effective repair or replacement, an insulated skirting system may be considered if deemed cost effective. In these cases, consult MaineHousing.
6. Holes that have been made in belly rodent barriers for the installation of insulation must be patched and sealed. One section of a three-tabbed shingle may be put into the cavity at the tube access point before insulating, and then moved into place to cover the slit in the belly after the insulation is installed.

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7. Rim joists may not be drilled if they are determined to be a structural component of the foundation support system.
8. Average insulation densities for loose fill fiberglass insulation installed in manufactured home bellies shall be – 1.25 to 1.75 lbs/ft³
9. Bellies shall not be dense packed or over-filled so as to create undue stress on the belly rodent barrier.

9.7.2 Floor Insulation Methods

1. Fiberglass shall be the insulation material for manufactured home bellies.
2. Bellies that hang up to 8 inches or less below the floor in the center area should be filled entirely with insulation blown at the required densities.
3. Bellies that are greater than 8 inches below the floor at the center area should be insulated using the perimeter method. If possible, leave space between water pipes and the floor to reduce the likelihood of frozen pipes.
4. Determine if the manufactured home has a hanging belly (floor joists run from one side of the dwelling to the other) or flat belly (floor joists run the length of the dwelling):
 - a. When insulating a hanging belly (floor joists run from one side of the dwelling to the other), a 2 ½- or 2 9/16-inch hole should be drilled in each cavity. A rigid pipe or tube should be inserted to the opposite wing. The wings should be dense packed with fiberglass (1.6 pounds per cubic foot) and the center should be loose-filled (not dense packed).
 - b. When insulating a flat belly (floor joists run the length of the dwelling), appropriately sized holes should be drilled in each end cavity and dense packed with fiberglass to 1.6 pounds per cubic foot. The center sections must be completed from under the belly.
5. Belly patches shall be installed in a permanent manner using lath strips and non- corrosive screws when possible, adhesives, and outward clinch staples.
6. Insulated sheathing board, fiberboard, and nylon-reinforced belly-bottom material specifically manufactured for manufactured homes are the preferred patching materials for belly patches. Material installed shall be designed for use in the cold climate of Maine. Soft patching materials that may be used include Tyvek and Typar. Patches should be adhered with silicon or other durable caulk and then stapled with outward clinch staples.
7. Upon completing insulation work:
 - a. Rim joists that have been drilled shall be plugged with an appropriate plug. The plug shall be sealed in the hole with an adhesive compound.
 - b. Ductwork shall be inspected for insulation that might have accidentally gotten inside the ductwork during insulation work.
8. The furnace shall be cycled to ensure proper operation.
9. Incidental repairs to existing skirting are allowed.

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9.8 Insulation of Water Supply Systems

1. To prevent freezing;
 - a. Water pipes that have not been covered by under-floor insulation should be insulated to a minimum of R-3.
 - b. Box the individual water supply system pressure tank with 2 inch extruded polystyrene insulation. Make sure the outer surface of this insulation is protected from direct sunlight.
 - c. In certain situations it may be more cost effective to insulate the skirting.
2. The piping shall be free from water leaks and properly secured to support the weight of the piping and insulation.
3. The insulation product may either be flat and capable of being molded to the outside of the pipes, or preformed to fit standard pipe diameters. If the product is preformed, dimensions shall be appropriate for the pipe size.
4. If the insulation is exposed to the weather, it shall be resistant to degradation from moisture, ultraviolet light, and extremes in temperature, or a jacket or facing shall be installed that protects the insulation from these conditions.

9.9 Water Heater Closets

At a minimum, water heater closets with an exterior wall must be treated as follows:

1. The exterior access door and adjacent exterior walls of closets containing electric or gas water heaters shall be insulated. If this cannot be done, the reason must be documented in the client file. If the door and adjacent wall can be insulated, the water heater shall not be wrapped with insulation.
 - a. Cover any air vents in the door or adjacent exterior wall.
 - b. Bring combustion air from underneath the belly or through the skirting by installing an appropriately sized metal chute with a rodent barrier.
2. If it is not possible to insulate the exterior closet door and adjacent exterior wall area:
 - a. The tank should be wrapped with an insulation blanket if manufacturer specifications permit.
 - b. Large holes in the closet walls that allow air leakage into the interior must be sealed.
 - c. All plumbing within the closet that is susceptible to freezing must be insulated.
 - d. An adequate amount of combustion air must be provided to gas water heaters according to NFPA 54 requirements.

9.10 Combustion Systems

1. All fuel-burning, heat-producing appliances in manufactured homes, except ranges and ovens, must be vented to outside. Further, all fuel-burning appliances in manufactured homes, except ranges, ovens, illuminating appliances, clothes dryers, existing solid fuel-burning fireplaces and existing solid fuel-burning fireplace stoves, must be

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installed to provide for the complete separation of the combustion system from the interior atmosphere of the manufactured home (i.e., to draw their combustion air from outdoors).

2. If living space combustion air is used for the furnace, replacement with a sealed combustion (direct-vent) furnace, or retro fitting the air intake to the outside is mandatory for weatherization to proceed or postponement of services is required.
3. For replacement of solid-fuel burning appliances, please refer to [Section 10.6.1](#).

9.11 Inside Storm Window Installation (ACP)

1. The installation must be deemed cost effective.
2. Panels must be removable and numbered. The client must be educated regarding their removal, storage, and reinstallation. This measure should not be done unless the energy auditor is assured by the client that they will maintain and reinstall panels correctly.
3. Self-storing insides storm windows may also be considered if justified by the MaineHousing energy audit.

9.12 Baseload Electricity Reduction

Electric baseload measures, as described in [Section 3](#), are to be considered for manufactured homes, including refrigerator replacements, compact fluorescent light bulbs, and low-flow showerheads.

Section 10. Combustion Appliances

10.1 Combustion Appliance Work Documentation

The efficient operation of heating systems is a critical aspect of the efficient use of fuel. Replacing heating systems or major components of heating systems is allowed to resolve health and safety concerns if the appliance is operable at the time of initial assessment. Minor repairs that will result in an operable appliance are allowed. Repairs and adjustments to heating systems and their controls must be done by a fully licensed technician. Energy auditors with the Limited Energy Auditor Technician license may perform combustion safety testing and steady-state efficiency testing (refer to [Section 2.2](#)).

10.1.1 Clean Tune and Evaluate (CTE) Policy:

1. Per Maine's [Weatherization Field Guide](#), Section 2.02 Combustion Safety, carbon monoxide (CO) in the appliance vent, ambient CO and spillage testing must occur as part of a weatherization job.
 - a. If the mandatory testing results are outside of the allowable limits, CTEs must occur as part of a weatherization job.
 - b. Follow guidance in the chapters on Health and Safety, Carbon Monoxide (Section 4.18), and Diagnostic Testing Procedures (Section 14.8.6).
 - c. During testing, follow the action level protocols prescribed in BPI 1200-S-2017, Combustion Appliance Safety Inspection for Vented Appliances, to ensure worker and client safety.
2. Energy auditors must comply with the rules of the Maine Fuel Board.
 - a. Prior to performing a combustion safety and efficiency test, a limited energy auditor technician shall obtain the manufacturer's installation and operating instructions for the specific equipment to be tested.
 - b. Energy auditors must make every effort to obtain an equipment manual on site or on line. When a manual is not obtainable the energy auditor must order a CTE by a licensed heating technician. This CTE must be performed prior to invoicing the job.
 - c. A visual inspection, CAZ pressure test, spillage test, and ambient CO measurement must still be conducted as part of the energy audit.
3. CTEs should also be conducted as part of routine maintenance and safety practices. CAAs must establish internal policies to describe how CTEs will be addressed for clients of the weatherization program.
 - (1) A primary heating appliance may be serviced with Central Heating Improvement Program (CHIP) funds or with WAP funds as a mechanical or health and safety measure.
 - (2) Each applicant file must include documentation of any and all efficiency work and adjustments made to the water heating and space heating combustion appliances. Applicant file documentation must include information on the applicable combustion appliance efficiency and safety tests.
 - (3) Before the work on a combustion appliance can be considered complete, a representative of the CAA must have finished a review of all combustion appliance forms and determined that the combustion appliance(s) meets the specifications in [Maine Weatherization Standards](#) Section 14.8.6.

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10.2 Combustion Efficiency and Analysis

Acceptable combustion analysis values are found in Table 10-1.

1. The steady-state efficiency of a central heating system should be checked to determine:
 - a. If the heating system needs cleaning and tuning.
 - b. If the heating system functions as efficiently as it was designed to. Refer to [Section 14.8.6](#) for steady-state efficiency testing instructions.
2. Replace the heating system if the approved energy audit determines that it is cost-effective to do so.

Table 10.2.1 Acceptable Combustion Test Analysis Values

| Acceptable Combustion Test Analysis Values | | | | |
|--|--------------------------|---------------------------------------|-----------------|------------|
| Heating Unit Type | Oxygen (O ₂) | Carbon Dioxide (CO ₂) | Net Stack Temp. | Smoke Test |
| Gas | | | | |
| Atmospheric | 4 - 9% | Natural 9.6 - 6.8% LPG 11.2 - 7.8% | 300-600° F | NA |
| Fan-assisted | 4 - 9% | Natural 9.6 - 6.8% LPG 11.2 - 7.8% | 300-480° F | NA |
| Condensing | See man. Info. | See man. Info. | See man. Info. | NA |
| Standard Power Burner | 4 - 9% | Natural 9.6 - 6.8% LPG 11.2 - 7.8% | 300-650° F | NA |
| Oil (No. 1 & 2) | | | | |
| Oil gun burner | 4 - 9% | 15.4% - 8.8% | 325-600° F | 2or less |
| Flame Retention burner | 4 - 7% | 15.4% - 10.3% | 325-600° F | 2or less |
| | | | | |

10.3 Space Heating System Requirements

Health and safety standards for space heating systems must be met. Please refer to [Section 4.18](#) and [Section 14.8.6](#) for details.

10.3.1 Forced Air Systems

An efficiency safety check should be conducted by a qualified technician on all operable natural gas- or propane-fired heating systems. Tests should be performed on all oil-fired systems that have a smoke reading of 2 or less¹⁰. Modifications and repairs, when possible, should meet the following specifications (applicable to type) and/or comply with the follow-up procedures. The qualified technician must document each situation in which any of the following specifications cannot be met.

1. Gas Fired Unit Requirements:

¹⁰ A smoke test result greater than 2 indicates the oil-fired combustion appliance is in need of cleaning and tuning. If this is the case, a cleaning and tuning should be ordered, rather than continuing with a steady-state combustion efficiency test.

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- a. Gas Leaks: When testing for gas leaks, hold the leak detector probe just below a propane gas line and just above a natural gas line. If a leak is detected, verify with soap solution. All identified gas leaks should be reported to the client and referred to licensed technicians for repair or replacement.
 - b. Flexible gas lines must be replaced when:
 - i. The line is badly kinked, corroded or shows signs of physical wear;
 - ii. The line connection is the soldered, two-piece type; or
 - iii. The line was manufactured before 1973. Sometimes there is a metal ring on the flexible line that is dated. If there is no dated metal ring, use one of the criteria just above.
 - c. Cleaning and tuning: All gas-fired units should be cleaned and tuned once every 2 to 3 years. Follow MaineHousing's CTE policy (refer to [Section 10](#) Introduction) and educate the client as to the importance of having this service performed regularly.
2. Oil Fired Unit Requirements:
- a. Oil storage and piping: Check the **oil tank** and piping for leaks and compliance with all appropriate codes.
 - b. Cleaning and tuning: All oil-fired units should be cleaned and tuned annually. Follow MaineHousing's CTE policy (refer to [Section 10](#) Introduction) and educate the client as to the importance of having this service performed regularly.
3. Thermostat: The heating system must have a thermostat in working condition that is compatible with the control circuit type (24 volt vs. millivolt). Thermostats containing mercury switches that are in need of replacement shall be removed, replaced and disposed of in accordance with EPA regulations¹¹. For 24-volt systems, the anticipator on the thermostat should be set equal to the measured control circuit amperage. Non- electric setback thermostats with an adjustable anticipator may be installed under the following conditions:
- a. The client's lifestyle indicates the potential for energy savings;
 - b. The client is receptive to the installation; and
 - c. The client is provided appropriate education on the operation of the thermostat.
4. Fan on/fan off: Ideally, the fan-off temperature is between 95° and 100°F, but never below 80°F. The fan-on target range is between the fan-off temperature and 130°F, but never to exceed 140°F.
5. Limit switch: This switch should shut the burner off at approximately 200°F, where appropriate.

¹¹ 40 CFR 271.13.

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6. Temperature-rise test: Must be checked on all furnaces. Temperature rise should fall within the manufacturer's recommended temperature range. (See name plate on appliance.) If this information is not available, the temperature rise should fall within a 40° to 80°F range. The furnace must not cycle on the high-limit switch. See [Section 14.6](#) for instructions; temperature rise measurement testing must be conducted by the CAA Energy Auditor and QCI, pre and post weatherization.
7. External Static Pressure (ESP) test: Must be checked on all furnaces. The ESP should fall within the manufacturer's recommended ESP range. See name plate on appliance. See [Section 14.5](#) for instructions.

External Static Pressure measurement testing must be conducted by the CAA Energy Auditor and QCI, pre and post weatherization. Note: ESP testing is not feasible, and therefore not required, to conduct on manufactured home sealed combustion furnaces.

8. Blower belts and pulleys:
 - a. Cracked or broken blower belts shall be replaced.
 - b. If a larger pulley is installed on a belt drive furnace blower, the motor amperage must be measured. If the amperage draw is more than the motor's rated amperage, a smaller pulley must be installed, and the motor amperage measured again.
9. Spillage: All heating systems must be properly vented. All non-sealed combustion systems must be tested. Per the BPI 1200 Standard, the acceptable limit for spillage in a warm vent appliance is two minutes after firing, and for a cold vent appliance, five minutes after firing. All water heaters shall be considered warm vent. The flue must not be clogged, disconnected, or rusted to the point where it leaks. All systems, with the exception of direct-vent units, must be tested with worst-case depressurization test procedures. See [Section 14.8.6](#).
10. Ductwork: Return ductwork located in the combustion appliance zone (CAZ) shall be sealed if such sealing prevents hazardous negative pressure in the CAZ during air handler operation. Please refer to worst-case depressurization testing procedures in [Section 14.8.4](#). Please refer to [Section 11.1.6](#) for details of duct testing and repair.
11. Filter: A clean furnace filter should be installed in a location where the client can locate it for the purpose of replacing or cleaning it.
12. Blower or air handler: The air handler/blower should be visually inspected to determine if it requires cleaning. If necessary, it should be cleaned. The motor and blower must be oiled (where applicable).
13. Central air conditioning coils should be accessed and cleaned whenever airflow is excessively restricted by dirt on the coil. Unused or non-functional central air conditioning coils should be removed to increase airflow.
14. Other cleaning: Other necessary cleaning should be done, including air intakes, burners, furnace controls, heat exchangers, the blower compartment and return air plenum, registers, and grilles.

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10.3.2 Gravity, Space, Wall, and Floor Furnaces

All gravity, space, wall, and floor furnaces should conform to the following standards:

1. Gas fired unit requirements:
 - a. Gas Leaks: When testing for gas leaks, hold the leak detector probe just below a propane gas line and just above a natural gas line. If a leak is detected, verify with soap solution. All identified gas leaks should be reported to the client and referred to appropriate persons for repair or replacement.
 - b. Flexible gas lines must be replaced under the following conditions:
 - i. The line is badly kinked, corroded, or shows signs of physical wear.
 - ii. The line connection is the soldered, two-piece type.
 - iii. The line was manufactured before 1973. Sometimes there is a metal ring on the flexible line that is dated. If there is no dated metal ring, use one of the first two criteria listed just above.
 - c. Cleaning and tuning: All gas-fired units must be cleaned and tuned once every 2 to 3 years. Follow MaineHousing's CTE policy (refer to [Section 10](#) Introduction) and educate the client as to the importance of having this service performed regularly.
2. Oil fired unit requirements:
 - a. Oil storage and piping: Check the oil tank and piping for leaks and compliance with all appropriate codes.
 - b. Cleaning and tuning: All oil-fired units should be cleaned and tuned annually. Follow MaineHousing's CTE policy (refer to [Section 10](#) Introduction) and educate the client as to the importance of having this service performed regularly.
3. Thermostat: The furnace must have a thermostat in working condition that is compatible with the control circuit type (24 volt vs. millivolt). Thermostats containing mercury switches that are in need or replacement shall be removed, replaced and disposed of in accordance with EPA regulations.¹² For 24-volt systems, the anticipator on the thermostat should be set equal to the measured gas valve circuit amperage. Those appliances not equipped with a thermostatic control should not have one added. Non- electric setback thermostats with an adjustable anticipator may be installed under the following conditions:
 - a. The client's lifestyle indicates potential for energy savings;
 - b. The client is receptive to the installation; and
 - c. The client is provided appropriate education on the operation of the thermostat.

¹² 40 CFR 271.13.

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4. Limit switch: Gravity furnaces must be equipped with a working high limit switch that shuts the fuel supply off at approximately 250°F.
5. Spillage: All furnaces must be properly vented. Per the BPI 1200 Standard, the acceptable limit for spillage in a warm vent appliance is two minutes after firing, and for a cold vent appliance, five minutes after firing. All water heaters shall be considered warm vent. The flue must not be clogged, disconnected, or rusted to the point where it leaks. All furnaces, with the exception of direct-vent units, must be tested with worst-case depressurization test procedures. See [Section 14.8.6](#).
6. Filter: If the manufacturer intended that the appliance have a filter, it should be checked for cleanliness. If a filter was not intended by the manufacturer, one shall not be installed.
7. Other cleaning: Other necessary cleaning should be done, including air intakes, burners, furnace controls, heat exchangers, the blower compartment and return air plenum, registers, and grilles.
8. Btu/hour Input for gas freestanding, wall, and floor units: Actual appliance output must be determined and fall within a range of plus or minus 20 percent of the required heat output for the heated space in its post-weatherized condition. If the existing appliance output rating falls outside of this range, replacement for reasons of health and safety should be considered.
9. Replacement units: Any replacement unit must not be sized by more than 115 percent of the total load; however the next available size may be used.

10.3.3 Manufactured Home Sealed Combustion Furnaces

All sealed combustion manufactured home furnaces should conform to the following:

1. Gas-fired unit requirements:
 - a. Gas Leaks: When testing for gas leaks, hold the leak detector probe just below a propane gas line or just above a natural gas line. If a leak is detected, verify with soap solution. All identified gas leaks should be reported to the client and referred to appropriate persons for repair or replacement.
 - b. Flexible gas lines must be replaced under the following conditions:
 - i. The line is badly kinked, corroded or shows signs of physical wear.
 - ii. The line connection is the soldered, two-piece type.
 - iii. The line was manufactured before 1973. Sometimes there is a metal ring on the flexible line that is dated. If there is no dated metal ring, use one of the first two criteria listed just above.
 - c. Cleaning and tuning: All gas-fired units must be cleaned and tuned once every 2 to 3 years. Follow MaineHousing's CTE policy (refer to [Section 10](#) Introduction) and educate the client as to the importance of having this service performed regularly.

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2. Oil-fired unit requirements:
 - a. Oil storage and piping: Check the oil tank and piping for leaks and compliance with all appropriate codes.
 - b. Cleaning and tuning: All oil-fired units should be cleaned and tuned annually. Follow MaineHousing's CTE policy (refer to [Section 10](#) Introduction) and educate the client as to the importance of having this service performed regularly.
3. Thermostat: The furnace must have a thermostat in working condition that is compatible with the control circuit type (24 volt vs. millivolt). Thermostats containing mercury switches that are in need of replacement shall be removed, replaced and disposed of in accordance with EPA regulations.¹³ For 24-volt systems, the anticipator on the thermostat should be set equal to the measured gas valve circuit amperage. Those appliances not equipped with a thermostatic control should not have one added. Non- electric setback thermostats with an adjustable anticipator may be installed under the following conditions:
 - a. The client's lifestyle indicates potential for energy savings;
 - b. The client is receptive to the installation; and
 - c. The client is provided appropriate education on the operation of the thermostat. It is preferred that manufactured home thermostats be located on an interior wall.
4. Fan-on/fan-off: Ideally, the fan-off temperature is between 95° and 100°F, but never below 80°F. The fan-on target range is between the fan-off setting and 130°F, but must never exceed 140°F. In addition, all appliances that are not direct vent combustion-type and have inaccessible flue pipes must have a spillage check done to verify that there is no significant spillage.
5. Limit switch: This switch should shut the gas valve off at approximately 200°F, where appropriate.
6. Temperature-rise test: Must be checked on all furnaces. Temperature rise should fall within the manufacturer's recommended temperature range. See name plate on appliance. If this information is not available, the temperature rise should fall within a 40° to 80° F range. The furnace must not cycle on the high-limit switch. See [Section 14.6](#) for instructions on measuring temperature rise; temperature rise measurement testing must be conducted by the CAA Energy Auditor and QCI, pre and post weatherization
8. Ductwork: For a discussion of duct leakage measurements and standards, and ductwork sealing and insulation methods, see [Section 11.1](#).
9. A clean filter should be installed in a location where the client can locate it for the purpose of replacing or cleaning it. No filters shall be installed on furnaces that do not have separate heat exchanger/blower compartments (International and Intertherm brands).

¹³ 40 CFR 271.13.

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10. Blower or air handler: The air handler/blower should be visually inspected and cleaned if necessary. The motor and blower must be oiled (where applicable).
11. Other cleaning: Other necessary cleaning should be done, including air intakes, burners, furnace controls, heat exchangers, the blower compartment and return air plenum, registers, and grilles.
12. Non-sealed combustion furnaces: These units should be replaced with sealed combustion furnaces.
13. Replacement units: Any replacement unit must not be sized by more than 115 percent of the total load; however the next available size may be used.

10.3.4 Boilers

A boiler efficiency safety check should be conducted on all operable natural gas- or propane-fired heating systems. Tests should be performed on all oil-fired systems that have a smoke reading of 2 or less. Modifications and repairs, when possible, should meet the following specifications (applicable to type) and/or comply with the follow-up procedures. The qualified technician must document each situation in which any of the following specifications cannot be met.

1. Gas-fired unit requirements:
 - a. Gas Leaks: When testing for gas leaks, hold the leak detector probe just below a propane gas line or just above a natural gas line. If a leak is detected, verify with soap solution. All identified gas leaks should be reported to the client and referred to appropriate persons for repair or replacement.
 - b. Flexible gas lines must be replaced under the following conditions:
 - i. The line is badly kinked, corroded or shows signs of physical wear.
 - ii. The line connection is the soldered, two-piece type.
 - iii. The line was manufactured before 1973. Sometimes there is a metal ring on the flexible line that is dated. If there is no dated metal ring, use one of the first two criteria listed just above.
2. Cleaning and tuning: All gas-fired units should be cleaned and tuned once every 2 to 3 years. Follow MaineHousing's CTE policy (refer to [Section 10](#) Introduction) and educate the client as to the importance of having this service performed regularly. Oil-fired unit requirements:
 - a. Oil storage and piping: Check the oil tank and piping for leaks and compliance with all appropriate codes.
 - b. Cleaning and tuning: All oil-fired units should be cleaned and tuned annually. Follow MaineHousing's CTE policy (refer to [Section 10](#) Introduction) and educate the client as to the importance of having this service performed regularly.

Constant temperature boilers in single-family residences should be converted to cold- start type boilers whenever feasible.

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3. Thermostat: The boiler must have a thermostat in working condition that is compatible with the control circuit type (24 volt vs. millivolt). Thermostats containing mercury switches that are in need of replacement shall be removed, replaced and disposed of in accordance with EPA regulations¹⁴. For 24-volt systems, the anticipator on the thermostat should be set equal to the measured control circuit amperage. Non-electric setback thermostats with an adjustable anticipator may be installed under the following conditions:
 - a. The client's lifestyle indicates potential for energy savings;
 - b. The client is receptive to the installation; and
 - c. The client is provided appropriate education on the operation of the thermostat.
4. Zone values: Malfunctioning zone valves in intentionally heated areas must be made operable, when feasible.
5. Aquastat operation: The aquastat control settings should be within the range of the manufacturer's recommendations.
6. Spillage: All boilers must be properly vented. Per the BPI 1200 Standard, the acceptable limit for spillage in a warm vent appliance is two minutes after firing, and for a cold vent appliance, five minutes after firing. All water heaters shall be considered warm vent. The flue must not be clogged, disconnected, or rusted to the point where it leaks. All boilers, with the exception of direct-vent units, must be tested with worst-case draft depressurization test procedures. (See [Section 14.8.6.](#))
7. Circulator(s) on hot water boilers: The motor must be checked for proper operation and oiled (where applicable).
8. Hot water or steam distribution: The distribution system should be checked for leaks, proper balancing, and adjustment. Dirty or clogged convectors/radiators must be cleaned.
9. Other cleaning: Other necessary cleaning should be done, including air intakes, burners, furnace controls, and heat exchangers.
10. Replacement units: Any replacement unit must not be sized by more than 115 percent of the total load; however the next available size may be used.

10.3.5 Related Heating System Measurement Techniques

1. Steady-state efficiency:
 - a. Gas systems: Follow these procedures for conducting a steady-state efficiency test of a gas heating system.
 - i. Inspect the unit for hazardous conditions.
 - ii. Allow the unit to reach a steady state after firing the burner. Measure the temperature before dilution air enters the vent

¹⁴ 40 CFR 271.13.

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system. When the temperature has stabilized, steady-state conditions have been reached.

- iii. With a combustion analyzer, measure the oxygen (O₂) percentage in the flue gas.
 - iv. Measure the net stack temperature at the same spot(s) the oxygen percentage was measured.
- b. Oil systems: Follow these procedures for conducting a steady-state efficiency test of an oil heating system. If a visual inspection indicates a cleaning and tuning is necessary, do so before an efficiency test is taken.
- i. *Note: Before the efficiency of an oil-fired system is measured, the smoke reading must be taken. If the smoke reading is 2 or less, proceed with the efficiency test; otherwise do not perform an efficiency test on the heating unit. Instead, order or conduct a cleaning and tuning for the burner and heating unit.*
 - ii. Inspect unit for hazardous conditions.
 - iii. Allow the unit to reach a steady state after firing the burner. When the temperature has stabilized, steady-state conditions have been reached.
 - iv. With a combustion analyzer, measure the oxygen (O₂) percentage in the flue gas.
 - v. Measure the net stack temperature at the same spot(s) the oxygen percentage was measured.
 - vi. Determine the steady-state efficiency from these values.

2. Measurement of External Static Pressure (ESP):

Refer to [Section 14.5](#).

3. Measurement of temperature rise:

Refer to [Section 14.6](#).

4. High-limit furnace control (supply-side measurement only):

In some cases, this should not be tested on newer furnaces. Refer to the manufacturer's equipment manual. The measured temperature should match the manufacturer's recommended setting.

- a. Up-flow and horizontal-flow furnaces: Drill a hole and insert the thermometer in the supply plenum as close as possible to the heat exchanger, but "out of sight" of the heat exchanger (this ensures that the reading will not be affected by radiant thermal energy from the heat exchanger).
- b. Down-flow furnaces (manufactured home): Place the thermometer through the slots in the top center of the blower compartment cover, with the cover in place.

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5. Heat exchanger integrity:

When performing a steady-state efficiency test on a furnace and the CO or O₂ values change when the furnace distribution blower fan starts, it might indicate a cracked or defective heat exchanger.

10.3.6 Minimum Combustion Air Requirements

Combustion supply air must comply with the requirements of the appropriate National Fire Protection Association (NFPA) documents Standard for the Installation of Oil-Burning Equipment, NFPA 31; National Fuel Gas Code, NFPA 54; or Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burner Appliances, NFPA 211.

10.4 Heating System Replacement

1. Any heating system replacement must be justified by the approved energy audit with an SIR greater than 1. Installation must conform to state and local codes, including NFPA 211. The following represents the major requirements. For complete details refer to NFPA 211 *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances* and local codes.
2. All replacement heating systems except wood burning units must meet the following minimum efficiency standards as listed in the AHRI Directory of Certified Product Performance: <http://www.ahridirectory.org/ahridirectory/pages/home.aspx>.
 - a. Oil-Fired Boilers, 83% AFUE.
 - b. Gas-Fired Boilers, 83% AFUE.
 - c. Oil Furnaces, 83% AFUE.
 - d. Natural Gas/LP Furnaces, 90% AFUE.

10.4.1 Replacement Specifications

Fuel switching is not an allowable expense under DOE program guidelines.

1. Use the existing distribution system and gas or fuel-oil supply line.
2. Properly remove and dispose of existing unit.
3. Provide an owner's manual with a heating system replacement.
4. Properly size replacement heating systems units according to Manual J¹⁵ or an equivalent sizing formula.
5. Install a condensate pump where needed to reach an appropriate drain.
6. Seal openings in chimneys where natural draft appliances are eliminated. A written notice posted on the chimney, where sealed, that the chimney is no longer functional is recommended.
7. The heating system installer must guarantee materials and labor for the replaced heating system for a period of one year.

¹⁵ *Residential Load Calculation* by the Air Conditioning Contractors of America (ACCA).

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10.5 Space Heater Replacement, Excluding Solid-Fuel Appliances

1. MaineHousing requires removal of all unvented gas- and liquid-fueled space heaters and replacement with vented, code-compliant heating systems as a prerequisite to weatherization.
 - a. In homes where unvented space heaters are the primary heating source and there is no repairable existing vented heat source, the agency must install a vented heating system whenever cost effective. If this is not possible, no weatherization work may be done. In most cases, this will require the installation of a direct-vent wall heater(s). This policy is based on the fact that weatherization of the dwelling will result in the probability of increased moisture and indoor air quality issues resulting from an unvented space heater.
 - b. Unvented gas- or liquid-fueled space heaters may remain as secondary heat sources in single-family houses provided they comply with local codes and ANSI Z21.11.2. Funds may not be used to replace unvented secondary space heaters. Any unvented gas- or liquid-fueled space heaters that remain in a single-family house after weatherization:
 - i. Shall not have an input rating in excess of 40,000 Btu/hour;
 - ii. Shall not be located in, or obtain combustion air from sleeping rooms, bathrooms, toilet rooms, or storage closets, unless:
 - (1) Where approved by the authority having jurisdiction, one listed wall- mounted space heater in a bathroom with an input rating that does not
 - (2) exceed 6,000 Btu/hour, is equipped with an oxygen-depletion sensing safety shut-off system, and the bathroom meets required volume criteria to provide adequate combustion air;
 - (3) Where approved by the authority having jurisdiction, one listed wall- mounted space heater in a bedroom with an input rating that does not
 - (4) Exceed 10,000 Btu/hour, is equipped with an oxygen-depletion sensing safety shut-off system, and the bedroom meets required volume criteria to provide adequate combustion air.
 - iii. If any secondary unvented heater is left in the dwelling after weatherization, client education must be provided on the limited use of the unvented space heater.
2. Any space heater replacement or repair procedure should include inspection to ensure that working smoke and carbon monoxide detectors are installed on the same floor as the space heater. In instances where smoke and carbon monoxide detectors are not present or are not operating properly, new detectors may be installed with DOE funds. The purchase and installation cost of the smoke and carbon monoxide detectors may be charged to the health and safety category or to program operations at the State's discretion.
3. DOE policy does not allow fuel switching except on a limited case-by-case basis. An exception to this rule is with unvented kerosene heaters, where fuel switching is allowed when practical. Specific replacement and fuel types are discussed below.

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4. Electric space heaters: DOE does not allow WAP-funded work on electric space heaters other than incidental repairs.
5. When an unvented space heater is replaced, the old heater must be removed from the dwelling.

10.6 Solid-Fuel Heating Appliances

Installation must conform to state and local codes, including NFPA 211. The following represents the major requirements. For complete details refer to NFPA 211 *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances* and local codes.

If an installation does not maintain the minimum recommended clearances (see below and NFPA 211) from all unprotected combustible walls, ceilings, or floors, then remedy these deficiencies before weatherization proceeds. The client shall be notified of any unsafe conditions.

If an installation contains a chimney connector of less than 22-gauge metal, contains a creosote buildup of ¼ inch or more, does not have a smoke and carbon monoxide alarm, remedy these deficiencies before weatherization proceeds.

1. No wood stove may be exhausted into an unlined masonry chimney. Chimney work is an allowable expense, however, if needed chimney work is not addressable with existing program funds, such wood stove configurations shall be disconnected and the chimney penetration sealed before other weatherization work can proceed.
2. The following NFPA 211 requirements must be used for all solid-fuel heating system installations.
 - a. Triple-wall or insulated double-wall vent connector pipe must be used within 2 inches of combustible materials.
 - b. Double-wall vent connector pipe must be used within 18 inches of combustibles and must be kept at least 9 inches from combustibles.
 - c. Single-wall vent connector pipe must be kept at least 18 inches from combustibles.
 - d. If necessary, provide combustion air from outdoors to reduce negative pressure around solid-fuel appliances.
 - e. Single-wall solid-fuel appliances must be kept at least 36 inches from combustibles.
 - f. Stoves installed closer than 36 inches to combustibles must be double-wall, or combustibles must be protected by ventilated, non-combustible wall protectors.
 - g. Stove clearances of less than 36 inches must be specified by the manufacturer and printed on a metal tag attached to the stove.
 - h. For further information, refer to NFPA 211.
3. Wall and floor heat protection requirements.
 - a. Wall and ceiling protection must be at least 26-gauge (0.013 inch) sheet metal with 1- inch spacers or other approved material.
 - b. Floor protection must be:

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- i. If there is at least 18 inches of open air space between the bottom of the solid-fuel appliance and the floor, use at least 24-gauge (0.024 inch) sheet metal.
 - ii. If there is between 6 and 18 inches of open air space between the bottom of the solid-fuel appliance and the floor, the floor protection material should be ¼-inch cement board covered with 24-gauge sheet metal.
 - iii. If there is less than 6 inches of open air space between the bottom of the solid-fuel appliance and the floor, the floor should be protected with 4-inch thick masonry blocks arranged with the holes interconnecting and open to allow free air circulation through the floor protector. The hollow masonry should be covered with 24-gauge sheet metal.
 - iv. Replacement vent connectors shall be single or double-walled stovepipe of at least 22 gauge. Each joint must be secured with at least three sheet metal screws or equivalent fasteners with joints facing in the proper direction. Vent connector material installed in the living space of a dwelling unit must be either black or stainless steel. Galvanized vent connector shall not be used in a living space because it emits toxic zinc vapors when heated.
4. Chimneys should be mechanically cleaned using a wire brush and rods manufactured for this purpose. Any stiff wire brush may be used to clean vent connector material. Chemical chimney cleaning products are not an allowable expense in WAP.

10.6.1 Solid-Fuel Appliance Replacement Policy

Solid-fuel appliances are defined as those that burn wood (cord or pellet) and coal. Solid-fuel appliances include heating stoves, ducted gravity furnaces, and forced air furnaces. The venting and clearances of existing installations must be made, when reasonably possible, to comply with the current edition of NFPA 211. Repairs are preferred to replacements. See [Section 4.2\(5\)](#) for more information.

1. Replacement of a solid fuel appliance is allowed only when there is a crack in the heat exchanger that can cause a carbon monoxide problem or a fire hazard. All replacements must comply with the current NFPA 211.
2. There may be situations where the costs of a new installation or the repair of an existing installation may be too expensive for weatherization services to incur.
 - a. In some cases, the owner may have to be responsible for some or all of the costs for making a solid fuel appliance installation safe.
 - b. In situations where an owner is responsible for making any health and safety repairs; a Deferral of Services Form must be completed with an addendum describing each problem to be corrected. A copy must be left with the owner and a copy becomes a part of the client file.
3. Cost of repair and replacement of solid fuel appliances are to be charged to health and safety.
4. Replacement of solid-fuel gravity furnaces, forced air furnaces, and boilers will not be permitted and are considered beyond the scope of weatherization. However, repair of existing units will be permitted.

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5. Solid-fuel appliances in manufactured homes: Replacement of solid-fuel appliances in manufactured homes must be manufactured-home approved direct-vent stoves. Manufactured-home, solid-fuel stoves and approved venting systems are expensive. Health & Safety funding generally has program budget limitations, so careful consideration must be given to the replacement of solid-fuel appliances in manufactured homes.

10.6.2 All Other Heating Systems

MaineHousing must be consulted before beginning work on heating systems other than those specifically addressed in these standards.

10.7 Central Air Conditioning in Manufactured Homes

In some cases, when manufactured homes have central air conditioning added to the furnace ductwork, an air-pressure controlled damper is installed (sometimes just under the furnace) to regulate the flow of heated or cooled air. Occasionally this damper will stick, thereby preventing the free flow of heated or cooled air. If this happens in a client's dwelling, money may be expended to repair this cooling/heating damper.

Section 11. Heating Distribution Systems

11.1 Ducted Distribution Requirements

11.1.1 Duct Leakage

Duct leaks can lead to many problems in a dwelling, the most common one being wasted energy. Other problems can include thermal discomfort, substandard indoor air quality, and hazardous combustion venting.

Duct leaks can be 1) within the confines of the conditioned (thermal/pressure) envelope of the building or 2) outside of the thermal/pressure envelope.

Air leakage to or from the outdoors wastes more energy than leakage within the confines of the thermal envelope. Manufactured home ducts and site-built homes with ductwork in crawl spaces or attics are susceptible to leakage to and from the outdoors.

On the other hand, although duct leakage within the conditioned envelope usually does not have a significant energy impact, it might impose a hazard to occupant health by causing poor indoor air quality or backdrafting of combustion appliances. These potential problems are addressed on-site by an Indoor Air Quality (IAQ) appraisal, and by performing the worst-case depressurization test (refer to [Section 14.8](#)).

Pressure pan testing must be performed in manufactured homes and double-wides to determine if the ducts are leaking to a significant degree to or from the outdoors. See [Section 14.7.1](#).

11.1.3 Duct Leakage Standards for Site-Build Homes

1. MaineHousing requires worst-case depressurization testing before weatherizing to determine whether the furnace air handler affects the pressure in the combustion appliance zone (CAZ). Refer to [Section 14.8](#).
 - a. To conduct this test, measure the pressure in the CAZ with reference to the outdoors with the furnace air handler off and then on.
 - b. Make certain the basement door to the upstairs is closed and the basement or crawl space is closed to the outdoors as much as possible.
 - c. If the air handler significantly affects the pressure in the CAZ, call for the appropriate duct sealing on the job work order.
2. For ducts located in unconditioned spaces:
 - a. If possible, convert the unconditioned space where the ducts are located to a conditioned space, making sure the air and thermal barriers are effectively installed.
 - i. Demonstrate the effectiveness of this weatherization work by performing a house-to-zone pressure and flow zone pressure diagnostics test (if possible) before and after converting the unconditioned space to a conditioned space.
 - ii. Always repair disconnected ducts.

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- iii. Sealing the envelope of the space rather than the duct joints is preferred; however, significant duct leakage should be repaired.
 - iv. If the unconditioned space is impossible or impractical to convert to a conditioned space (examples of these types of unconditioned spaces include crawl spaces, unconditioned basements, attics, attached or tuck-under garages, and exterior walls). Make all necessary ductwork repairs, seal all ductwork joints with mastic, and thermally insulate ducts in unconditioned spaces to at least R-8.
3. For ducts located in conditioned spaces, such as a basement or crawl space:
- a. Visually inspect the conditioned space to ensure that the shell is properly air sealed and insulated.
 - b. If it is determined that weatherization work should be done to the thermal/pressure boundary of the conditioned space that houses the ducts, perform a house-to-zone pressure and flow test (zone pressure diagnostics) before and after the work to quantify the effectiveness of the work.
 - i. Always repair disconnected ducts in the space.
 - ii. Sealing the envelope of the space rather than the duct joints is preferred.
 - c. There are a number of techniques that can be used to help find hidden leaks in ductwork. These include:
 - i. Careful visual inspection.
 - ii. Operating the air handler while searching for leaks. Existing leaks often become leakier if the conditioned basement or crawl space is opened to the outdoors.
 - iii. Pressure pan testing at registers and grilles while the blower door is operating and the basement or crawl space is opened to the outdoors.

11-1.4 Duct Leakage Standards for Manufactured Housing

MaineHousing expects the duct leakage standards below to be followed. If they cannot be complied with, documentation regarding noncompliance must be put in the client file with reasons demonstrating that compliance was not cost effective.

- 1. If there is a belly return system in the manufactured home or double-wide, convert it to a living-space-return system (refer to [Section 9.6.2](#)).
- 2. For a living-space-return system, the preferred duct leakage rate is zero (the sum of the pressure pan readings) while a blower door is depressurizing the dwelling to negative 50 pascals.
- 3. For a living-space-return system, a total of one pascal per register for the pressure pan readings is acceptable if:

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- a. The floor boots are sealed with mastic, fiber tape, and/or sheet metal, as necessary;
 - b. The end of the supply trunk ducts are sealed;
 - c. Any crossover ducts are visually inspected, repaired and sealed, as necessary (refer to [Section 9.6.3](#)); and
 - d. The furnace plenum is sealed with mastic, fiber tape, and metal, as necessary.
 - e. Goal: Attempt to reduce the sum of the pressure pan readings to between zero and 3 pascals.
4. If difficulty is experienced meeting the goals, use a “pillow” (fiberglass insulation inside of a plastic bag) to block and segment sections of the ducted system to assist in finding leaks.

11.1.5 Ductwork Inspection, and Cleaning, and Sealing

1. Delivery and return ductwork must be cleaned as necessary to remove large objects and debris that may impede airflow through the heating system.
2. Uncover any blocked registers or grilles. Explain to the client the importance of maintaining the unrestricted airflow.
3. As necessary, delivery and return air grilles and registers must be removed and cleaned to remove excessive dirt and debris that may impede airflow.
4. When appropriate, remove and block off ducts, registers, and grilles located in unconditioned spaces.
5. Ductwork outside the thermal envelope of the dwelling must be sealed with mastic and insulated to at least R-8 (preferably R-11, when possible).
6. All accessible return air ductwork within a combustion appliance zone (CAZ), except gravity systems, must be sealed enough to eliminate the potential for backdrafting. Please refer to [Section 14.8](#) for Worst-Case Depressurization Testing procedures.
7. Ducts and registers into non-living areas of the structure may be sealed off with the owner’s permission.
8. Existing crawl space plenums should be abandoned and replaced with a sealed duct system.

11.1.6 Duct Sealing

1. Gaps larger than ¼ inch between the air handler and adjoining ductwork or equipment will be bridged with sheet metal.
2. Other accessible duct joints, cracks, seams, holes, and penetrations shall be sealed as specified below:
 - a. Surfaces shall be properly cleaned before sealing.

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- b. Seams, cracks, holes, and penetrations less than $\frac{1}{4}$ inch will be sealed using fiberglass mesh and mastic.
 - c. Seams, cracks, holes, and penetrations between $\frac{1}{4}$ and $\frac{3}{4}$ inch will be sealed in two stages:
 - i. They will be backed using temporary tape – duct tape – as a support prior to sealing;
 - ii. They will be sealed using fiberglass mesh and mastic. Fiberglass mesh and mastic shall overlap the temporary tape by at least 1 inch on all sides.
 - d. Seams, cracks, holes, and penetrations larger than $\frac{3}{4}$ inch shall be repaired using rigid duct material. Fiberglass mesh and mastic shall overlap the repair joint by at least 1 inch on all sides.
3. Installation of mastic will be applied in a manner that meets manufacturer's specifications, as well as UL 181M, NFPA 90A and NFPA 90B.
 4. In manufactured homes, if the boot is loose to the floor, it shall be reattached to the subfloor with permanent fasteners such as roofing nails, staples or wood screws. Ensure that any fasteners do not prevent the register or grille from fitting properly into the boot. If gaps exist between the boot and the floor and the space below the floor is unconditioned, fill the gaps with fiber tape and mastic or other appropriate materials. It may be necessary to use a cleaning solvent such as mineral spirits or denatured alcohol to eliminate any greasy buildup to ensure the duct sealing material will adhere properly.

11.1.7 Ductwork Sealing Materials

1. Cloth duct tape shall never be used for duct sealing, except as temporary tape.
2. Existing duct tape must be removed before installing duct mastic or other approved sealing materials, except when used as temporary backing tape.
3. Mastic shall meet the following requirements:
 - a. Non-toxic and water-resistant.
 - b. UL listed and labeled per UL 181A or 181B standards.
 - c. Shall be compatible with the duct material to which it is applied.
4. Mesh fabric used to reinforce duct mastic shall meet the following requirements:
 - a. Comply with the mastic manufacturer's specifications.
 - b. Made of fiberglass.
 - c. Have at least a 9 x 9 weave per inch.
 - d. Be at least 0.006 inches in thickness.

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5. For flexible ductwork:
 - a. UL 181 BM listed tapes and mastic products will be used to seal the interior liner.
 - b. All accessible joints, seams, and connections will be sealed with UL 181 approved mastics.
 - c. Vapor barrier of all duct insulation will be taped to the flex duct using the taping system required by the manufacturer of the duct insulation.
6. Draw bands used to support or seal ductwork shall meet the following requirements:
 - a. Comply with the manufacturer's installation instructions.
 - b. Weather and UV-resistant duct ties or stainless steel worm drive clamps.
 - c. Loop tensile strength must be at least 150 pounds.
 - d. Service temperature rating must be at least 165°F.
7. Duct supports shall conform to the duct manufacturer's installation instructions and must be corrosion resistant.

11.1.8 Ductwork Insulation

1. Active ductwork outside the thermal/pressure envelope must be repaired if damaged, sealed, and insulated.
 - a. Prior to installing insulation, ductwork must be sealed according to these standards.
 - b. Exception: Inaccessible parts of the distribution system do not require thermal insulation. Inaccessible means nearly impossible to insulate because of location or obstructions.
2. Supply and return ducts and plenums in conditioned spaces do not require thermal insulation.

Exception: There might be cases where duct insulation is appropriate in a conditioned area, such as a basement. For example, if there is not adequate heat getting to a room, the branch duct may be insulated for reasons of thermal comfort as long as the following items have been checked and/or implemented first:

 - a. There are no branch duct obstructions to airflow.
 - b. The branch duct balancing damper is fully open.
 - c. The branch duct air leakage has been checked and sealed, if necessary.
3. Combustion or exhaust vents should not be insulated.

11. Heating Distribution Systems

4. For ductwork that is not within the thermal boundaries of the dwelling, install a minimum of R-8 (preferably R-11, when possible) on ducts and plenums. If ductwork is already insulated to a level of R-4 or greater, no additional insulation is required, however, make appropriate repairs to the existing insulation.
5. Insulation must have a flame spread rating no greater than 25.
6. Only vinyl-backed or reinforced foil duct wrap is to be used on ducts.
7. The duct insulation should be installed with the vapor barrier on the outside, which will serve to cover the insulation.
8. Do not wrap duct insulation so tightly that it is excessively compressed. It should not be compressed more than 50 percent of normal thickness.
9. Maintain a minimum of 6 inches between duct/pipe insulation and all heat sources;
10. Install protective covering around the insulation where required by local regulations.

11-1.9 New Ductwork Installations

1. Ducts, supply registers, and return grilles shall be sized and selected according to the latest editions of *Residential Duct Systems*, Manual D, by ACCA; *Residential Comfort System Installation Standards Manual* by the Sheet Metal and Air Conditioning Contractors' National Association (SMACNA); or a comparable industry-accepted method.
2. Attempt to install all new ductwork within conditioned spaces.
3. Do not install ductwork within exterior walls.
4. All distribution-air enclosures must be hard-ducted, that is, building frame cavities, closets, crawl spaces, and chases must not be used as distribution-air enclosures. However, ductwork may be housed by, or pass through these spaces.
5. Ductwork must be installed at least 4 inches from any bare earth.
6. Panned floor joists may not be used for air distribution.
7. A crawl space may not serve as a distribution plenum.
8. Do not use a dropped ceiling cavity as a plenum.
9. Ductwork, filter, and other equipment shall be installed so that total external static pressure does not exceed the furnace manufacturer's specifications.

11.2 Piped Distribution Requirements

Treatment of distribution pipes for hot water or steam heat is dependent on a number of factors, including its location, accessibility, and its condition.

11. Heating Distribution Systems

11.2.1 Steam and Hot Water Heating Distribution Pipes

1. Make certain there are no leaks in hot water or steam distribution pipes.
2. Supply and return lines in unconditioned spaces must be insulated if they are accessible.
3. Pipes may be insulated within the habitable space if it is determined that the space does not require heating or is overheated.
4. Pipe insulation must be sized to the pipe being insulated.
5. Secure the pipe insulation with mechanical fasteners or appropriate tape.
6. Pipe insulation must have mitered cuts at corner joints. Tape joints appropriately.
7. Pumps, valves, pressure relief devices, or vents should not be insulated. Do not insulate over heat tape.
8. Closed cell foam, high temperature rated insulation or elastomeric pipe insulation should be used that has a flame spread rating no greater than 25.
9. Maintain a minimum of 6 inches between pipe insulation and all heat sources.

Section 12. Baseload Measures

Baseload measures include any appliance or device that uses energy, but is not related directly to space heating or cooling. Examples include water heating, refrigeration, lighting, and clothes washers and dryers.

12.1 Water Heaters

Generally water heating is the largest part of baseload energy use. The energy used for water heating can be reduced in a number of ways, including insulating the storage tank and distribution pipes, lowering the hot water temperature, and using less hot water.

12.1.1 Combustion Type Water Heater Inspection

All water heaters must meet the following specifications:

1. All gas leaks should be documented in the client file. All identified gas leaks should be reported to the client and referred to a licensed technician for repair.
2. All water heaters must be properly vented.
3. All fossil-fuel water heaters, with the exception of direct-vent units, must be tested with worst-case depressurization test procedures. See [Section 14.8](#) for details. This includes testing for spillage, if applicable, during worst-case depressurization. As all water heaters are considered warm vent appliances, Per the BPI 1200 Standard, the acceptable limit for spillage is two minutes after firing.
4. All gas-fired direct-vent (sealed combustion) and atmospheric combustion water heaters must be tested for carbon monoxide emissions. Measured carbon monoxide levels must be equal to or less than 200 ppm as-measured or 400 ppm air-free.
5. All water heaters must have a water temperature test. If the water temperature is above 120°F at a faucet near the water heater, the client should be informed about the advantages and disadvantages of lowering the water temperature.
6. Visually inspect the combustion chamber for rust, dirt, and proper burner alignment. Visually inspect the venting, plumbing, and gas piping. Check the tank for water leaks and note any code violations.

12.1.2 Domestic Hot Water Pipes

1. Make certain there are no leaks in domestic hot water pipes.
2. Insulate the first 6 feet of hot water pipe and the first 6 feet of cold water pipe with $\frac{3}{4}$ -inch pipe insulation.
3. Closed cell foam, high temperature rated insulation or elastomeric pipe insulation should be used that has a flame spread rating no greater than 25.
4. Maintain a minimum of 6 inches between pipe insulation and all heat sources.

12. Baseload Measures

5. Domestic hot water pipes running through unconditioned spaces must be insulated if accessible.

12.1.3 Water Heater Replacement and Installation

Replacement or repair is allowed where client health may be a concern. In such cases, weatherization may not proceed until the health and safety concern is addressed. Accepted industry procedures and practices will be followed for water heater removal and replacement.

1. An emergency drain pan shall be installed a minimum of 4 inches above the floor. A $\frac{3}{4}$ -inch drain line, or larger, shall be connected to tapping on the drain pan and run to a drain or pumped to daylight.
2. A stainless steel bladder expansion tank shall be installed on the cold water side.
3. Temperature/pressure relief valve, dielectric unions, and backflow prevention shall be installed according to the manufacturer's specifications.
4. The following shall be checked once the new system has been filled and purged:
 - a. Safety controls.
 - b. Combustion safety and efficiency.
 - c. Operational controls.
 - d. Fuel and water leaks.
 - e. Local code requirements.
5. The occupants shall be educated on the safe and efficient operation and maintenance of the new water heater, including:
 - a. Adjustment of water heater temperature.
 - b. Periodic drain and flush.
 - c. Expansion tank and backflow preventer (no occupant maintenance required).
 - d. Periodic inspection.

12.1.4 Water Heater Blankets

The installation of water heater blankets on electric water heaters in conditioned spaces is recommended unless this will void the water heater warranty. Gas water heaters should not be insulated.

Water heaters located in unconditioned areas should be moved to a conditioned area, if possible. If the water heater cannot be moved, the heater and distribution pipes, both hot and cold, must be insulated.

12.1.4.1 Water Heater Blanket Materials and Installation

1. The water heater blanket must be fiberglass batt insulation with a protective covering.
2. An R-11 water heater blanket is preferred unless prohibited by the manufacturer.

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3. A water heater blanket must be secured to the water heater with at least two (2) straps with buckles. The installed straps must not excessively compress the water heater blanket.
4. The water heater tank must be inspected to determine the type of water heater (gas, electric, etc.), and whenever possible, the amount of existing insulation.
5. If there are signs that the water heater is leaking, the leak(s) must be repaired before insulation is added.
6. Functioning electric water heaters installed outside the conditioned space, including manufactured home water heaters in exterior closets, must be insulated if the total existing tank insulation is less than R-11.
7. Do not install a water heater blanket if a temperature and pressure relief valve does not exist or when the existing temperature and pressure relief does not operate properly.
8. A water heater blanket must not cover the following:
 - a. The temperature and pressure relief valve on an electric unit.
 - b. The drain valve on an electric unit.
 - c. Where the electrical line attaches to an electric unit. Insulation must be - kept at least two inches away from where this electrical line attaches to the water heater.

12.1.5 Domestic Hot Water Temperature

Whenever feasible, the domestic hot water temperature must be measured. If the water temperature is above 120°F at a faucet near the water heater, the client should be informed about the advantages and disadvantages of lowering the water temperature.

12.4.6 Energy-Saving Showerheads

1. An energy-saving (low-flow) showerhead- may be installed with client permission, if the existing showerhead flow is measured at greater than 3 gallons per minute (GPM) and the installation does not require the use of a plumber.
2. The energy-saving showerhead must have a flow rating of 1.75 GPM or less. If multiple shower heads are provided for one shower unit, the total flow rate shall not exceed 3.5 GPM.
3. Replaced shower head(s) shall be removed from the home.
4. The occupant's acceptance of a shower head should be documented in the client file.

12.2 Refrigerator Metering and Replacement

12.2.1 Introduction

If an eligible household has an inefficient refrigerator that has been determined to be replaceable and the household has a secondary refrigerator or freezer, then the agency may trade up to a larger Energy star rated model refrigerator if the applicant agrees to have both the existing units removed.

1. The client is required to give up possession of the old refrigerator. It must be removed from the premises, de-manufactured, and properly disposed of by the supplier of the new appliance. The refrigerator supplier must provide documentation of delivery and proper disposal to the agency.
2. The estimate of the kWh/yr. for the existing refrigerator shall be determined by one of the two methods below:
 - a. An estimate of KWh/yr. usage and annual cost for electric hot water heaters, based on estimated daily use can be calculated at http://energyusecalculator.com/electricity_waterheater.htm
http://energyusecalculator.com/electricity_refrigerator.htm
 - b. Identify the make and model number of the refrigerator. Find the brand, model, and annual electrical consumption in a reliable listing of refrigerators at <http://www.kouba-cavallo.com/refmods.htm>, if appropriate, multiply the annual kWh/yr. consumption estimate listed by the degradation multiplier listed in [Table 12.2.1](#).
3. The basis for replacing a refrigerator is its Savings-to-Investment Ratio (SIR) value. If the SIR for replacing a refrigerator is 1.00 or greater, the refrigerator should be replaced.

Table 12.2.1 Refrigerator Degradation Multipliers

| Refrigerator Degradation Multipliers | |
|--------------------------------------|--------------------|
| <i>Refrigerator Age</i> | <i>Multipliers</i> |
| Less than 5 years | 1.0 |
| 5 to 10 years | 1.1 |
| 10 to 15 years | 1.2 |
| More than 15 years | 1.3 |

12.2.2 Procedures for Replacement of Refrigerators

1. Auditors will:
 - a. Determine the SIR generated by the proposed new Energy Star refrigerator by comparing its cost to the estimated annual kwh savings over the existing unit, times the estimated lifetime of the replacement refrigerator in years times the average kwh cost for the state of Maine, e.g. \$0.11/kwh.

12. Baseload Measures

Example: New unit cost \$975; annual kwh savings = 725kwh times the estimated lifetime of new refrigerator, 13 years, times \$0.11. $(725 \times 13 \times \$0.11) / \$975 = \$1036.75 / \$975 = 1.06$.

- b. In order to replace the refrigerator, the Savings-to-Investment Ratio (SIR) must be at least 1.0 and high enough to be included on the “to do” list of energy saving measures for the house.
2. Take all necessary measurements to make sure the existing and new units can be moved out of and into the kitchen:
 - a. Take and record the outside dimensions of refrigerator.
 - b. Take measurements of all doors through which the existing and new refrigerators will have to be moved. Make sure that all doors, hallways, and stairways will accommodate the existing and the new unit. Leave $\frac{1}{2}$ inch for clearance. The door to the refrigerator can be taken off, if needed, to gain 1.5 inches.
 3. All replacement refrigerators shall be white in color, unless the client is willing to pay the cost difference for the color of their choice.
 4. Go through the applicant education process, whether or not refrigerator(s) and/or freezer(s) are being replaced.
 5. The work orders must show the manufacturer, model number, and the vendor job number.
 6. Control settings in new refrigerators should be set to “2” by the vendor. The applicant should be advised during applicant education that the settings of new refrigerators should be kept at 2.
 7. The vendor shall make sure that the new refrigerator is level and plumb.
 8. The vendor obtains client signatures on a vendor-supplied form to verify delivery and removal of appliance(s).
 9. The vendor must remove and properly dispose of existing appliance(s) and provide documentation to the agency regarding delivery and proper disposal. The agency will provide copies to MaineHousing of the proper disposal.

12.3 Incandescent Bulb Replacement with CFLs

12.3.1 Introduction

Advanced technology enables CFLs to use up to 75 percent less energy than a standard incandescent bulb and last up to 10 times longer. This means that over the life of one CFL, a client can avoid replacing up to 13 incandescent bulbs.

12.3.2 Replacement Procedure

1. All replacement CFLs must be ENERGY STAR® rated.

ENERGY STAR® CFLs emit the same amount of light as standard bulbs, but have lower wattage ratings because they use less energy. The wattage of an efficient CFL is about $\frac{1}{4}$ to $\frac{1}{3}$ that of a typical incandescent, for a given level of light output.

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2. Collect the following information:
 - a. The cost of electricity in dollars and cents per kWh;
 - b. The number of hours of use per day for each existing lamp;
 - c. The existing wattage of the incandescent lamp being replaced;
 - d. The proposed wattage of each new lamp; and
 - e. The cost of each new lamp.
3. With the above information from the inventory of bulbs in the dwelling, fill out the MaineHousing approved energy audit form.
4. If the savings-to-investment ratio for replacement of an incandescent bulb with a CFL is 1.0 or more, the replacement should be done.

12.3.3 Replacement Guidelines for CFLs

1. When replacing incandescent bulbs with CFLs, match the lumen output of the CFL to that of the replaced incandescent, rather than the Wattage.
2. A correlated color temperature of 2700 K or 3000 K is recommended. These are often referred to as “warm white” or “soft white”. Higher correlated color temperatures are bluer in color.
3. If CFLs are controlled by dimmer switches, the appropriate CFL shall be used.

12.4 Gas Range Inspection¹⁶

Gas ranges shall be inspected and appropriate client education shall be delivered to an adult client in the household. A carbon monoxide (CO) alarm must be already in place or installed within or near the kitchen where the gas range is installed.

12.4.1 Inspection and Client Education

12.4.1.1 Gas Range Inspection

1. Range-top inspection:
 - a. Inspect the range-top burner area for cleanliness. If the burners or burner area are dirty enough to adversely impact the combustion process, inform the client that the range should be cleaned to reduce the possibility of unacceptable carbon monoxide emissions.
 - b. Inspect the burners for proper alignment and seating.
 - c. All cooking vessel support grates should:
 - i. Be in place,
 - ii. Fit properly in the burner well, and

¹⁶ Metered testing of carbon monoxide emissions from range top burners or bake ovens is not required by this procedure.

12. Baseload Measures

- iii. Be in one piece, with no broken parts.
- d. If any of the grates are missing or in unsatisfactory condition, the client should not use the affected range burner(s) until the substandard or missing grate is replaced.
- e. If the range-top burners are ignited with a standing pilot light, verify that the pilot is lit, is about 5/16 in length, and is soft blue in color (not yellow).
- f. Ignite each burner for at least 30 seconds to inspect its flame for color and noise.
 - i. The flames should have sharp blue edges with orange specks rising through the flames (dust particles). Make sure there is no significant yellow at the upper tips of the flames.
 - ii. You should be able to hear the gas flow in a quiet kitchen. The sound should not be loud or irregular.

2. Oven area inspection:

- a. Inspect the oven for cleanliness. If the burners or oven area are dirty enough to adversely impact the combustion process, inform the client that the range should be cleaned to reduce the possibility of unacceptable carbon monoxide emissions. Do not test for CO emissions until the problem is corrected.
- b. Check the oven's bottom vents for blockage. These vent holes must not be blocked by anything in the oven, such as aluminum foil. The vent openings must never be obstructed because they are an important part of the oven combustion venting system.
- c. Check the bottom of the range and drawer and/or the broiler compartment under the oven for air blockage. Dust, lint, pet hair, rugs, or any other obstruction blocking free airflow to the oven's bake burner must be removed by the owner.
- d. Check the oven bake-burner spreader plate (burner baffle). Most bake burners (the one at the bottom of the oven compartment) have a flame spreader plate just under the oven compartment bottom and above the bake burner flame (typically, this plate is attached to the oven bottom). Warped or detached spreader plates can impinge and quench (cool) the gas flame, increasing the production of carbon monoxide. Many spreader plates are intentionally bent into curved or angular shapes, or dimpled, to add strength. Carefully inspect with a flashlight and mirror to determine if the spreader plate has distorted from its original shape or has detached from the oven bottom. Ignite the bake burner to inspect the flame. The flame should not extend beyond the edge of the spreader plate. Also, inspect for carbon buildup on the spreader plate and the oven bottom. Any carbon buildup can be an indication of incomplete combustion caused by flame quenching or a fuel-rich gas mixture.

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- e. If the range also has a broil burner at the top of the oven compartment, check its flame for proper size and color.
 - f. Inspect the oven compartment and under the oven compartment for any other defects that could lead to unacceptable CO emissions.
 - g. If the oven burner(s) is ignited with a standing pilot light, verify that the pilot is lit, is about 5/16 in length, and is soft blue in color (not yellow). When properly adjusted, a standing pilot uses about 75 Btuh.
3. Inspect the gas range installation for code compliance. Refer to the latest edition of the National Fuel Gas Code (NFPA 54): Household Cooking Appliances.
 4. Verify that the range is set up for the appropriate supply gas.
 - a. If a range is set up for natural gas but has propane piped to it, it will be over-firing, probably creating hazardous levels of CO. A gas range in this condition must not be used until the problem is corrected. Symptoms of this problem include noisy flames, yellow flames, and large flames rising above the cooking vessel support grates on the range-top burners, carbon (smoke) emissions, or unacceptable carbon monoxide emissions.
 - b. If a range is set up for propane but has natural gas piped to it, it will be under-firing. In this case, the client might complain of the long period required to boil water or the amount of time required for baking. This condition is usually not hazardous, but it should be corrected.
 - c. Methods for verifying supply gas type and range setup:
 - i. Client interview:
 - (1) Ask client about the history of the gas range. Is it new? Is it a recently acquired pre-owned range? If so, do they know where it was obtained? The client's answers might indicate the gas for which the range was set up at its last location.
 - (2) Ask the client if they have noticed any flame irregularities. Have the flames been too big, yellow, or noisy? Are the flames very small? Is the cooking or baking taking too long?
 - ii. Flame inspection: Range-top burner flames should appear normal in size, color, and sound on the high setting. If the flames appear over-fired or under-fired, it is likely that there is a set up/gas supply mismatch.
 - iii. Determine the gas type piped to the range: Ask client what type of gas the range uses. Verify this by checking for a natural gas meter or propane tank and the corresponding piping to the appliance.

12. Baseload Measures

- d. If it is determined that the range setup gas does not match the supply gas, the client must not use the range until the mismatch is corrected.
5. Check for a flexible connector. If the flexible gas connector can be inspected without moving the range, or if the range is moved out for replacement, make sure the flexible connector is:
 - a. Not brass,
 - b. Is not a two-piece connector, and
 - c. Has no pre-1973 rings (in some cases, the date can be found on the flare nuts rather than the date rings).
6. Do not move the range for the sole purpose of inspecting the flexible connector; this movement might crack or otherwise damage it.
7. Check for gas leaks in the range-top burner area, oven area, and in any accessible gas lines with an appropriate combustible gas detector. Check for propane leaks below connections (propane settles) and for natural gas leaks above connections (natural gas rises). If any gas leaks are found, specify the necessary repair work. Shut off the gas to the appliance and do not proceed with testing until the leak is repaired.
8. Measure CO in the undiluted flue gases in the oven vent. CO must not exceed 225ppm as-measured. See [Section 4.18.1.5.b](#).
9. If the gas range fails any of these inspections above, or if the field analyst believes, for any reason beyond the scope of this protocol, that the range burners or the oven bake burner are emitting unacceptable levels of carbon monoxide, inform the client of the dangers. The range must be repaired or replaced. Health & Safety program guidance allows weatherization funds to be used for repair but not replacement.

12.4.1.2 Client Education

Educating the client is - very important. Always take the time to explain the following gas range topics to the client:

1. The holes in the oven bottom must never be blocked with aluminum foil or anything else. Storing too much in the broiler or drawer area under the bake oven can also block the vent holes. This blockage can result in unacceptable carbon monoxide emissions.
2. Do not use the range-top burners or the oven burner(s) as a space heater. Manufacturers recommend against such use; gas ranges are not designed for this.
3. Any dwelling that has a gas range or another combustion appliance must have a working carbon monoxide alarm. An existing CO alarm should be maintained properly. If a new CO alarm will be installed as part of the weatherization services, explain the proper use and maintenance.

12. Baseload Measures

4. Have the range checked and tuned once every two years by a technician with an instrument capable of measuring carbon monoxide. This checkup and tuning should include:
 - a. Testing of the range's gas pressure.
 - b. Making all necessary adjustments for the acceptable operation of all burners. The level of carbon monoxide emissions from a burner can only be determined with an instrument that measures CO and O₂; it cannot be determined by visual inspection of the flames.
5. The oven should be kept reasonably clean at all times. There is evidence that dirty ovens emit more CO than clean ovens.
6. The flames from gas burners – both natural gas and propane – should burn steadily with a clear, blue flame. The flame normally makes a slight hissing sound, but it should not sound like a blowtorch. If the flames burn yellow and/or burn loudly or irregularly, the gas range should be serviced as soon as possible. Avoid using a bad burner until it is properly adjusted or repaired.

Section 13. Final Inspection Procedures

The Department of Energy and MaineHousing require that final inspections be performed to assess adequacy and quality of work. The DOE rule reads as follows:

“No dwelling unit may be reported to DOE (or MaineHousing) as completed until all weatherization materials have been installed and the agency (the CAA) or its authorized representative, has performed a final inspection(s) including any mechanical work performed and certified that the work has been completed in a workmanlike manner and in accordance with the priority determined by the audit procedures required by 440.21.”¹⁷

The final inspection must be performed by a certified Quality Control Inspector who was not involved in conducting the energy audit,

Exceptions may be made due to agency staffing levels. If a Subgrantee cannot meet this requirement, the Subgrantee must explain the circumstances and outline their audit and inspection procedures in the Work Plan submitted to MaineHousing for approval. Subgrantees in this category are subject to increased Grantee Monitoring.

13.1 General Final Inspection Items

The following final inspection procedures shall be employed when and where applicable:

1. All repair and installation work shall conform to the Maine State Historic Preservation Office guidelines¹⁸ and local building codes when applicable, including, but not limited to the *Maine Plumbing Code*; the NFPA 70 *National Electric Code*; NFPA 101 *Life Safety Code*; NFPA 31 *Standard for the Installation of Oil-Burning Equipment*; NFPA 54 *National Fuel Gas Code*; NFPA 211 *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*; the *International Residential Code* 2009; the *International Existing Building Code* 2015; and ASHRAE 62.2-2016 *Ventilation and Indoor Air Quality in Low-Rise Residential Buildings*. All repair and installation work shall conform to local and state building codes when applicable. Please refer to [Section 1.5](#).
2. The inspecting Quality Control Inspector (QCI) is responsible for ensuring all items specified in the work order have been completed and installed in accordance with the specifications in the [Maine Weatherization Field Guide \(SWS\)](#), [Maine Weatherization Standards](#) and [Maine Weatherization Task Specifications](#). The QCI shall assess the job to ensure that the contractor has not damaged any existing finishes and items in the home.
3. The QCI shall also ensure that the contractor or crew have left the dwelling in a clean and orderly condition.
4. The work order shall be followed at all times during the final inspection.
 - a. Any items that have not been completed in accordance with the [Maine Weatherization Field Guide \(SWS\)](#), [Maine Weatherization Standards](#) and [Maine](#)

¹⁷ U.S. Department of Energy - *Weatherization Assistance Program for Low-Income Persons* - Title 10, Part 440, Final Rule - Revised as of December 8, 2000, section 440.16.(5).(c).

¹⁸ Please see WAP Section 106 Checklist.

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Weatherization Task Specifications must be documented on the work order and appropriate action taken as a rework or de- bill.

- b. If the inspecting QCI identifies missed opportunities for potentially significant energy savings or health and safety issues, they must be documented on the work order and evaluated and addressed when practicable.
5. The inspecting QCI is responsible for obtaining all the proper homeowner signatures on the final sign-off for the project.
6. All paperwork is required to be placed in the client file.

13.2 Inspection of Attic Insulation

1. Visually inspect interior ceilings and ensure that damaged ceiling components have been repaired or replaced as needed. Verify that the ceiling can safely hold the weight of the insulation.
2. Verify that all voids and areas of incomplete coverage in the existing insulation have been addressed.
3. Verify all installed attic bypass and safety items have been addressed properly, including but not limited to:
 - a. Chimney bypasses.
 - b. Plumbing stack bypasses.
 - c. Attic hatch or pull-down stair sealing and insulating.
 - d. Recessed light damming.
 - e. Junction boxes addressed and flagged.
 - f. Bathroom, kitchen, and whole-building exhaust fan venting.
 - g. Knob-and-tube wiring.
4. Verify that the proper type and amount of attic insulation has been installed.
 - a. Check for depth gauges and insulation certificate bag count.
 - b. The thickness of open blown cellulose insulation should be uniform throughout. The final top surface of the insulation must be reasonably level and uniform.
5. Verify that attic ventilation is added as specified in the work order and installed insulation does not obstruct attic ventilation.

13.3 Inspection of Attic Access and Knee Wall Doors

1. When it is not structurally prohibited to install, verify the attic hatch is at least 4 square feet and at least 20 inches in width or length and weather stripped. Additionally, the hatch shall be latched and insulated with at least 4 inches of extruded polystyrene (R-20) that is properly secured to the exterior surface of the attic hatch.
2. Verify that the pull-down stair opening is properly insulated, latched and weather stripped.

13. Final Inspection Procedures

3. Make sure knee wall access doors are properly insulated, weather stripped, and latched.

13.4 Inspection of Wall Insulation

1. Use infrared scanning whenever conditions allow.
2. Verify sidewall insulation has been installed in all accessible wall cavities Refer to [Section 7.3.10](#).
3. All structural repairs identified on the work order should have been completed before the installation of wall insulation. This may include:
 - a. Exterior moisture damaged areas, such as missing or rotted siding or trim boards.
 - b. Deteriorated window or door components.
 - c. Missing or damaged siding or trim boards.
4. Any replaced wood siding or trim must match the existing grade and be primed.
5. Verify that blown insulation has not deformed or damaged the interior wall surfaces.
6. If the insulation was blown into the wall cavities from the inside, make sure that:
 - a. Interior fill holes have been filled properly and patched with appropriate materials. There shall be no cracks or excessive material in order to allow for subsequent cosmetic treatment.
 - b. No insulation or debris is left in the house.
7. Verify insulation has not penetrated into wall heaters, vent fans, ducts, or other mechanical equipment.
8. Make sure that structural details such as interior soffits, pocket doors, and other bypasses have been properly addressed during the insulation installation.
9. Make sure the siding has been reinstalled properly and not damaged.
10. If the finished siding has been face-drilled and plugged, document the reasons in the client file and include a permission form signed by the client.
11. Verify that cellulose insulation has been installed at the proper density.
 - a. Cellulose must be installed at a density of at least 3.25 pounds per cubic foot whenever conditions permit.
 - b. The density shall be determined by one of the following methods:
 - i. Core sampling after the insulation is installed using the thermal infrared imaging to help assist in determining sample locations; or
 - ii. Calculating density *during* installation by determining the cubic feet of wall to be insulated, taking note of the number of pounds of insulation installed in the calculated cubic feet of wall, and then figuring the pounds per cubic feet of installed cellulose; or

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- iii. Other methods approved by MaineHousing.

13.5 Inspection of Basement and Crawl Space Insulation

1. Verify that the treatment of a basement or crawl space corresponds with Make sure that all foundation air sealing has been completed.
2. Verify that allowable repairs have been made to correct any moisture or sewage problems. If moisture or sewerage problems are identified at the time of the final inspection, consult a MaineHousing Technical Services Specialist to determine course of action.
3. Verify that all insulation installation required by the work order has been properly installed.
4. Verify that an appropriate ground cover has been installed in crawl spaces, when warranted and possible.
5. Verify that water lines have been protected from freezing, if necessary.
6. Verify that damaged or missing exterior doors have been repaired or replaced and that they are weather stripped and insulated.

13.6 Inspection of Dryer Vent

Verify that the dryer is properly vented to the outdoors and that the damper in the dryer vent is working properly. Verify that the dryer vent is installed according to [Section 4.15.4](#).

13.7 Inspection of Kitchen, Bathroom and Whole-Building Exhaust Fans

1. Verify that all exhaust fans are properly vented to a weather-protected termination fixture located on the outside of the dwelling, either through a sidewall or roof by means of the appropriate duct specified in [Section 4.16.6](#).
2. Verify that all exhaust fans comply with [Section 4.16](#), ASHRAE Standard 62.2-2016.
3. Make sure the client understands the importance and proper use of all newly installed exhaust fans.
4. Verify that the exhaust fans are working properly and are exhausting at the specified CFM rate. Measure the actual exhaust fan CFM rate with an appropriate fan-flow meter.
5. Verify that ventilation air circulates freely between rooms. With all interior doors closed and ventilation systems on, test room pressures with reference to outdoors using a manometer. No room will exceed +/- 3 pascals pressure difference; Install measures such as door undercuts or vents to reduce pressure difference to +/-3 pascals. (Maine Weatherization Field Guide (SWS) 6.6201.2a Balancing Pressure).

Section 14. Diagnostic Testing Procedures

14.1 Blower Door Testing

The use of a blower door as a weatherization tool is very important. It is used to determine the pre- and post-weatherization dwelling leakage rates, giving the crew or contractor an accurate idea of the effectiveness of their air sealing efforts. In addition, the blower door is used for zone pressure testing and duct leakage testing.

Because the blower door is such an important weatherization tool, it is very important that it be set up and used properly at each weatherization job. The **depressurization** blower door test is preferred for Maine Weatherization because it takes less time to perform than a pressurization test, and it is the standard test used in the low-income weatherization program across the United States.

The blower door testing procedures below assume the use of the Energy Conservatory's Minneapolis Blower Door, Model 3, with the companion DG-700 digital manometer (pressure gauge).

14.1.1 Preparation for Blower Door Test

1. Agencies and contractors should maintain accurate calibration of their blower doors and related equipment. This includes:
 - a. Blower door fan.
 - i. There should be no physical damage to the fan.
 - ii. The flow sensor is one of the most critical parts of the blower door fan. Make sure the flow sensor is in its proper position, not damaged, that the connected hose is in good condition, and that the holes in the sensor are not blocked.
 - b. If there is a problem with the fan or the flow sensor, contact the manufacturer before further use.
 - c. Digital pressure gauges should be calibrated according to the manufacturer recommendations.
 - d. For detailed maintenance recommendations, check with the manufacturer.
2. Deactivate all vented combustion appliances before depressurizing the structure by turning the thermostat down, or by deactivating all combustion appliances.
3. Prevent the ashes of wood- or coal-burning units from entering the habitable space by closing and sealing doors and dampers, by cleaning out the ashes, or covering them.
4. Inspect the house for loose or missing hatchways, paneling, ceiling tiles, or glazing panes. Secure any items that may become dislocated during the test and seal any missing hatchways.
5. Close all primary windows, self-storing storm windows (if possible), skylights, and exterior doors and latch them in the position they normally would be found during the winter.
6. Open all livable areas to the interior of the structure, even if the occupants close them off during the winter.

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7. If the basement is defined as a part of the thermal/pressure envelope, determine the CFM50 value with the blower door with the basement door open. If the basement is defined as not part of the thermal envelope (conditioned space), the blower door test should be done with the basement door closed.
8. Set up the blower door unit in an exterior door opening in an area free from obstructions and wind interference.

14.1.2 Blower Door Test, Depressurization (typical)

1. Set up the blower door in an exterior door that has the least number of obstacles within 3 feet of the blower door fan. If the doorway leads to an enclosed area, make sure the space is open to the outdoors. Do not set up in a door facing the wind if an acceptable alternative exists.
2. Install the frame and panel securely into the doorframe, making sure there are no gaps between any of the components or between the components and the doorframe.
3. Set the fan into the panel/frame assembly, making sure that the panel opening fits snugly around the fan. Install the fan so that the flow-ring assembly is facing toward the inside of the house. Set up the fan in a level, or nearly level, position.
4. Make sure the blower door variable speed control is in the off position. Plug the fan electric cord into a safe and fully functional electrical outlet.
5. Set up the digital manometer correctly for the required testing.
6. Perform a one-point test by depressurizing to -50 pascals or, if unable to reach -50 pascals, the highest possible negative house pressure. Digital manometers may have automatic adjustments for “can’t reach -50”; these numbers may be used for the CFM50 test results. Use fan rings or plugs as necessary. If wind seems to be affecting the test results, take several one-point tests and average the results.
7. See the manufacturer’s instruction manual for other details of depressurization testing.

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14.1.3 Blower Door Test, Pressurization

1. Use a pressurization blower door test only if a drip-pot oil-burning space heater is in operation or for some other reason approved by the MaineHousing.
2. Install the door frame and fabric as it is normally done for a depressurization test.
3. The blower door fan must be installed so that the inlet side of the fan (the side with the flow sensor and rings) faces outdoors. If your fan has a fan-direction switch it must be set to blow air into the dwelling.
4. Level and stabilize the fan as necessary.
5. Set up the digital gauge correctly and find the baseline pressure.
6. Perform a one-point test by pressurizing to 50 pascals or, if unable to reach 50 pascals, the highest possible house pressure. Use fan rings or plugs as necessary. If wind seems to be affecting the test results, take several one-point tests and average the results.
7. See the manufacturer's instruction manual for other details of pressurization testing.

14.2 Air Sealing Target

MaineHousing recognizes that cost-effective air sealing procedures with the incremental use of a blower door and computer software is the best way to determine when to continue and when to stop air sealing a dwelling. The energy auditor can establish an air sealing target for the contractor performing the air sealing tasks.

The approved energy audit software is used to calculate an SIR based on the energy auditor's best estimation of an achievable post weatherization blower door cfm50 target. Best practices is to have open communication between energy auditors and contractors concerning the air sealing target.

Contractors should contact the auditor if there is difficulty in achieving the target, or if they find additional air sealing opportunities while on site. Contractors must be made aware that adding air sealing tasks without consulting the auditor is not allowed. Auditors should always check for SIRs if contractors suggest additional tasks. MaineHousing strongly recommends that contractors be required to use a blower door to manage air sealing activities.

If the dwelling ends up tighter than the air sealing target, ensure that:

1. All combustion appliances are drafting properly and not spilling. See [Section 14.8](#) for worst-case depressurization testing details; and
2. Minimum ventilation for acceptable indoor air quality is installed in accordance with ASHRAE 62.2-2016. See [Section 4.16](#).

14.3 Depressurization Tightness Limit (DTL)

If the dwelling has atmospheric combustion appliances, MaineHousing recommends the Depressurization Tightness Limit (DTL) be calculated before weatherization work begins.

The DTL calculation establishes a CFM50 minimum, below which the back drafting of **open-combustion appliances** is likely to occur. This limit provides a guideline for air sealing activities.

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If the energy auditor expects exhaust fans will be added to the dwelling in order to comply with ASHRAE 62.2-2016, an estimate of the CFM fan flow of these added fans should be included in this procedure.

The use of the DTL should never be used as a substitute for performing the worst-case depressurization test procedure after all weatherization work is completed.

14.3.1 DTL Procedure

1. Use the values in Table 14-1, Exhaust Appliance Nominal CFM, if the measured CFM flow rates of exhausting appliances (exhaust fans, dryer, whole-house vacuum, etc.) are not known. Measuring for actual CFM flow rates is preferred. Include any appliances that are not yet installed, but will be during weatherization work. For example, include the CFM exhaust rate of an electric or gas dryer that is not vented to the outdoors now, but will be vented as part of your weatherization work.

Table 14.3.1 Exhaust Appliance Nominal CFM

| Exhaust Appliance Nominal CFM | |
|---|--------------------|
| <i>Appliance</i> | <i>CFM Nominal</i> |
| Bathroom exhaust fan | 50 |
| Kitchen range hood | 100 |
| Kitchen wall fan | 250 |
| Kitchen down-vent fan (Jenn-Air) | 300 – 600 |
| Dryer | 180 |
| Central vacuum | 150 |
| Fireplace | 200 – 400 |
| Gas/Oil water heater | 70 |
| Wood stove, not airtight | 100 |
| Wood stove, airtight | 10 |
| Note: Actual CFM might be significantly less than nominal – or rated – CFM. | |

2. Select appropriate value in Table 14.3.2, Combustion Appliance Depressurization Limits. If more than one appliance is located in a combustion appliance zone (CAZ), use the appliance depressurization limit most likely to backdraft. For example, an appliance with a rating of -2 pascals is more likely to backdraft than an appliance rated at -5 pascals.
3. Use the Depressurization Values chart, included at the end of this document, to determine the DTL.

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Table 14.3.2 Combustion Appliance Depressurization Limits

| Combustion Appliance Depressurization Limits | |
|--|---|
| <i>Appliance Type</i> | <i>Maximum Recommended</i> |
| Appliances with manufacturer certified negative pressure tolerance rating | The manufacturer-certified negative pressure tolerance rating |
| Atmospheric water heater not common vented (Category I, natural draft), open-combustion appliances | -2 |
| Atmospheric water heater (Category I, natural draft) common vented atmospheric furnace (Category I, natural draft or Category I, fan assisted), open-combustion appliances | -3 |
| Gas furnace or boiler, Category I or Category I fan-assisted, open-combustion appliances | -5 |
| Oil or gas unit with power burner, low- or high-static pressure burner, open combustion appliances | -5 |
| Closed, controlled wood-burning appliances | -7 |
| Induced-draft appliances (fan at point of exit at wall), Category I with induced draft, open-combustion appliances | -15 |
| Pellet stoves with exhaust fans and sealed vents | -15 |
| Gas appliances, Category III or Category IV, vented through the wall, forced draft, open-combustion appliances | -15 |
| Direct-vent, sealed combustion appliances with forced draft | -25 |
| Adapted from Minnesota Energy Code 7672.0900 and Canadian General Standards Board 51.71. | |

The Depressurization Tightness Limit CFM50 is primarily a dwelling tightening guideline for combustion safety. Use this as a reference when considering the air sealing target and potential mitigation measures for the work order. Though the goal is to air seal as thoroughly as possible and provide proper ventilation and combustion safety measures, there may be cases where over-tightening could create combustion safety issues that cannot be mitigated with WAP funds.

The DTL is a tightening guideline only; it must never be used to replace real-time combustion safety testing.

14.4 Air Handler Pressure Balance Testing

This test procedure is performed only in dwellings with central air handlers (furnaces and/or air conditioners). Room-to-room pressure(s) should be measured in all rooms with forced air heating return or supply ducts and operable doors, after all weatherization work has been completed, but before the worst-case depressurization test is performed. The procedure indicates the magnitude of:

1. Duct leakage to the outdoors, either through supply or return ducts.
2. Imbalances of air distribution resulting from closed interior doors. These closed doors can act as dampers to the free flow of air within the conditioned space of the dwelling.

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3. Imbalances of air distribution resulting from airflow differences between the supply side and return side of the ductwork. Such an imbalance could result from a restricted return trunk, for example.

Such pressure imbalances can result in increased air leakage to and from the outdoors when the air handler is running.

14.4.1 Whole House Test Procedure

1. Set up the house in blower door test mode (the blower door is not used for this test).
2. Run a pressure hose from the main body of the house to the outdoors.
3. Record any pressure difference between the main body of the dwelling and the outdoors. This is the reference baseline pressure. A reference baseline pressure might be due to stack-effect air leakage (especially if it is cold outdoors) or wind.
4. Turn on the air handler and measure the pressure of the main body of the house with reference to the outdoors. If the pressure difference between the main body and the outdoors is different with the air handler on than with the air handler off, there is probably some duct leakage to the outdoors:
 - a. Either from the return side of the system (the pressure difference of the dwelling with reference to outdoors will move toward positive when the air handler is activated), or
 - b. From the supply side of the system (the pressure difference of the dwelling with reference to outdoors will move toward negative when the air handler is activated).
5. Close all interior doors.
6. Repeat the pressure measurement from the main body of the house with reference to the outdoors.

If this pressure is different than it was when all the interior doors were open, the interior doors are acting as dampers to the air distribution system. This can cause thermal discomfort and stuffiness in the room and it can increase the air leakage to and from the outdoors when the air handler is running.

14.4.2 Room-to-Room Test Procedure

1. With a digital pressure gauge measure the pressure difference across all interior doors while the air handler is operating and the house is set up in blower door test mode (the blower door is not used for this test).
 - a. Record measurements for all rooms with reference to the main body of the house. Make sure that registers and grilles are not blocked, even though they appear open. Provide pressure relief to any room with readings greater than three pascals by:
 - b. Opening the door slightly while measuring the pressure difference across the door. Open the door until the pressure difference is less than

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three pascals and measure the square inches of the opening. This is the number of square inches:

- i. By which the door must be undercut (this usually works well in manufactured homes) to reduce the pressure difference across the door to an acceptable amount.
 - ii. Of the cross sectional area of a direct grille, offset grille, or jump duct that must be installed to properly relieve the pressure imbalance caused by the distribution system when the door is closed.
2. Turn off the air handler and return the house to the condition it was in before testing began.

14.5 External Static Pressure Testing

If the external static pressure (ESP) is too high, the airflow might be blocked or the ductwork might be too small or restricted. The higher the ESP, the lower the airflow within the ductwork. If the ESP is too low, the ductwork might be very leaky or the blower might be dirty or working improperly.

Typical ESP values are from 0.5 IWC or 125 pascals with an air-conditioner coil and filter and from 0.25 IWC or 62 pascals without an air-conditioner coil and filter.

1. Find the manufacturer's recommended external static pressure value on the name plate of the unit. It is likely that this value will be in units of Inches of water column, rather than pascals. Record this recommended value; it is the combined values of the supply-side and return-side static pressures, ignoring the negative sign of the return-side static pressure.
2. Make sure the furnace filter is in place. A clean filter is preferred.
3. With a static pressure tip connected to your digital manometer, measure both the supply- and return-side static pressure at the outlet and inlet of the blower by drilling measurement holes in the supply and return ductwork.
 - a. In order to avoid turbulence, take readings 3 to 5 duct diameters downstream of the air handler blower.
 - b. Don't measure air conditioning coil unless it shipped with the original unit. On some jobs, this will be difficult to determine. In all cases, document whether you measured the static pressure of the air conditioning coil or not.
 - i. To measure the air-conditioning coil static pressure, the hole for the static pressure tip connected to your digital manometer must be located downstream (after) of the air-conditioning coil. Take care that the coil is not damaged by your activities.
 - ii. To ensure that you are not measuring the static pressure of the air-conditioning coil, locate the test hole upstream (before) the air-conditioning coil. Take care that the coil is not damaged by your activities.
4. Add the supply- and return-side static pressures together – ignoring the negative sign of the return side pressure – to find the total external static pressure.

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- a. This total ESP should fall within the range of the manufacturer's recommendations on the appliance label. If it does not, correct the problem and retest. This test could be performed by a licensed tech as part of a CT&E and corrections made prior to weatherization.
 - b. It is preferred that the supply- and return-side static pressure values are of similar magnitudes. Restricted returns, usually undersized, are a common problem with ducted distribution systems. The energy auditor or heating system technician must determine if a restricted return should be repaired or not.
5. Patch all test holes with an appropriate material.

14.6 Temperature-Rise Measurement

Excessive temperature rise can result from low air handler fan output (wrong fan speed, bad motor bearings, low voltage, dirty blower, wrong fan rotation, slipping or broken fan belt); low airflow from restrictions in ductwork; or an over-fired burner. Low temperature rise can result from excessive fan speed, excessive duct leakage, or an under-fired burner.

The temperature rise should be within the range specified on the manufacturer's label, or between 40° and 80°F.

14.6.1 Setup and Testing

Look for the appropriate manufacturer's temperature rise on the name plate of the unit.

1. *Up-flow furnaces* (these are typically found in basements or closets):
 - a. *Supply side*: Drill a hole and insert the thermometer in the supply plenum as close as possible to the heat exchanger, but "out of sight" of the heat exchanger (this ensures that the reading will not be affected by radiant thermal energy from the heat exchanger). If the furnace plenum houses a central air conditioning coil, be very careful to avoid damaging this coil. Drill the hole beyond the cooling coil.
 - b. *Return side*: Drill a hole and insert the thermometer into the return plenum approximately 2 feet before the filter. Where an integral humidifier with a crossover duct is present, drill the hole before the crossover duct from the supply plenum so that the temperature is not affected by the warmer air in the crossover duct.
 - c. Subtract the return air temperature from the supply air temperature. The difference is the temperature rise.
2. *Horizontal-flow furnaces* (these are typically found in crawl spaces or attics):
 - a. Drill a hole and insert the thermometer in the supply plenum as close as possible to the heat exchanger, but "out of sight" of the heat exchanger (this ensures that the reading will not be affected by radiant thermal energy from the heat exchanger). *Return side*: Drill a hole and insert the thermometer into the return plenum approximately 2 feet before the filter.
 - b. Subtract the return air temperature from the supply air temperature. The difference is the temperature rise.

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3. *Down-flow furnaces* (these are typically found in manufactured homes). The furnace compartment door should be closed while taking the temperature readings. The instructions below assume a living space return system, rather than a belly return system.
 - a. Inspect and, if necessary, repair the plenum/furnace joint before measuring the temperature rise.
 - b. Make sure all interior doors are open, including the furnace closet door. The furnace closet door should be a louvered door.
 - c. Turn on the furnace and allow the temperature of the supply air to stabilize. Measure the temperature at the register closest to the furnace – supply air temperature – making sure that the airflow to this register is not blocked and that there is no significant duct leakage between the furnace and your thermometer.
 - d. Subtract the return air temperature from the supply air temperature. The difference is the temperature rise. Test the return side air temperature by placing the thermometer probe at or through the slots in the blower compartment cover near the top of the furnace.
4. Upon completion of testing, patch all holes with an appropriate material.

14.6.2 Analysis and Solutions

1. If the temperature rise is greater than the recommended range, the airflow is probably being restricted by:
 - a. An undersized opening in the furnace closet door, or
 - b. Undetected restriction in the ductwork.
2. If the temperature rise is less than the recommended range, there might be:
 - a. Significant leakage at the furnace/plenum joint, or
Significant leakage in the duct between the furnace and the location of your supply air temperature measurement.
3. If the temperature rise is out of range, repair the cause of the problem. Check the temperature rise again. This test could be performed by a licensed tech as part of a CTE and corrections made prior to weatherization.

14.7 Pressure Pan Testing Procedures for Manufactured Homes¹⁹

Pressure pan testing helps find ductwork leaks or disconnections that are connected to outdoor air. Testing before and after duct sealing gives an indication of the effectiveness of duct sealing efforts. Pressure pans do not read duct leakage directly; they infer leakage to the outdoors by reading the pressure at individual registers. Refer to [Section 11.1.3](#) for specific manufactured home duct leakage standards.

¹⁹ This section is primarily based on *Using a Pressure Pan to Diagnose Duct Leakage* by the Energy Conservatory, April 2010. This document is available on the Internet at <http://www.energyconservatory.com/download/presspanuser.pdf>.

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14.7.1 Test Procedure

1. Install the blower door for a depressurization test. Make sure the dwelling is set up for winter conditions.
2. Open all interior doors.
3. Make sure the furnace burner and air handler are off and will not start during the testing.
4. Remove the furnace filter for the pressure pan test. Remember to replace the filter upon completion of the testing.
5. Temporarily seal outside combustion air inlets or ventilation system connections that are directly connected to the duct system. These connections will show up as large leaks if not sealed prior to testing. Remember to remove any material used to seal these inlets once testing is complete.
6. It is recommended to open skirting under the manufactured home to the outdoor air.
7. Only one person at a time should be taking pressure pan readings. Having two registers in different parts of the duct covered by a pressure pan at the same time might affect readings.
8. Depressurize the dwelling to -50 pascals with the blower door.
9. Make sure the pressure pan is properly connected to the manometer. The proper connection should be reading the space under the pressure pan with reference to the main dwelling pressure.
10. Place the pressure pan completely over each register and grille in conditioned areas.
 - a. If a register or grille is larger than the pressure pan, cover the oversized portion of the register or grille with tape while the reading is recorded.
 - b. If access to a register or grille is difficult, for example duct registers mounted to the outside walls or a kitchen counter kick space, cover the entire opening with tape and insert the pressure probe through the tape (near the center of the taped opening) while the reading is recorded.
 - c. When two registers or grilles are closely connected to the same duct run (for example, two registers on opposite sides of the same partition wall), seal one and use the pressure pan on the other unsealed register or grille. Once you have taken the pressure pan reading, remove the seal before proceeding to the next register.
11. Record the pre and post pressure pan readings on the MaineHousing field form. Even if duct sealing measures are not done, post pressure pan testing must be done to ensure belly blow tasks have not dislodged any duct connections. It will sometimes be useful to record readings during duct sealing. Make sure recorded measurements are clearly labeled for subsequent test comparison.

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12. If you are testing a manufactured home with a very leaky building shell and are not able to create a -50 Pa pressure difference with the blower door, perform your pressure pan tests with the dwelling at the highest achievable pressure. In this case, you will need to interpret your pressure pan readings carefully. Compare the measured pressure pan reading with the maximum possible reading.

14.8 Worst-Case Depressurization Testing

The purpose of worst-case depressurization testing is to ensure the proper venting of all vented combustion devices in a dwelling. This testing must always be done before and after all other weatherization work has been completed. MaineHousing strongly encourages that testing be completed by a trained individual at the end of every work day before the workers leave the site.

The Depressurization Tightness Limit (DTL) should also be calculated before weatherization work begins. The DTL is a CFM50 estimate that is used as an air sealing guideline. If the dwelling is tightened to a CFM50 value that is less than the DTL, backdrafting may occur. The DTL must never be used as a substitute for worst-case depressurization testing.

The worst-case depressurization test measures the pressure difference between the outside and inside of the house at the combustion appliances in the combustion appliance zone (CAZ). This measurement will confirm whether there is adequate draft for the vent system of all open- combustion appliances. If a house contains more than one CAZ, a worst-case depressurization test must be performed for each area.

14.8.1 Dwellings Requiring Worst-Case Depressurization Testing

1. Worst-case depressurization testing must be done in all dwellings before and after all other work has been completed in all units that were weatherized.
2. The following are exceptions to this requirement:
 - a. If the house or manufactured home is all-electric with no combustion appliances, woodstoves or fireplaces, or has appliances that are all sealed combustion (direct vent) or unvented (vent free), a worst-case depressurization test does not have to be performed.
 - b. In apartments with no combustion appliances other than unvented or direct-vent combustion appliances, a worst-case depressurization test does not have to be performed.

14.8.2 Test Procedure

1. "Worst-case" is defined as the configuration of the house that results in the greatest negative pressure *in the combustion appliance zone (CAZ)*.
2. Consideration must be given to:
 - a. The types and locations of the heating systems.
 - b. The location and CFM rating of all exhausting equipment (bath fans, dryers, kitchen exhaust devices, etc.).
 - c. The location of wood stoves, fireplaces, and water heaters.
 - d. The volume of the area where the combustion devices are located.

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- e. The location of forced-air system returns.

14.8.3 Procedure Setup

1. Set up pressure hoses so that the pressure differential of the CAZ with reference to the outdoors can be easily measured with a digital manometer. Run a pressure hose from the manometer reference tap to the outdoors through the blower door shroud (if set up) or a window, or door and then close the window or door as tightly as possible without totally closing off airflow through the hose.
2. Record the outdoor temperature. Other information should also be recorded during the test procedure.
3. **Complete the following steps to place the CAZ under the greatest depressurization achievable** given the weather/temperature conditions at the time of the inspection. Once you have determined that the greatest possible depressurization has been achieved, keep the CAZ in this depressurized state during all spillage assessment and CO measurements of vented appliances.
 - a. Place all combustion appliances located within the CAZ in their standby mode and prepare for operation.
 - b. Fires in woodstoves and/or fireplaces must be fully extinguished, with no hot coals or embers. Close fireplace dampers and any fireplace doors.
 - c. Close all building exterior doors and windows. Close all CAZ doors. Close the interior doors of all rooms except for rooms with an exhaust fan and rooms with a central forced air system return. Leave outdoor openings for combustion air open.
 - d. Turn off any mechanical ventilation and forced air cooling or heating system blowers.
 - e. Using a calibrated manometer or similar pressure measuring device intended for this purpose, **measure and record the baseline pressure in the CAZ with reference to (WRT) outside**. Compare this measurement with subsequent pressure measurements to determine the greatest negative pressure achievable in the CAZ. Most digital manometers have a feature that accounts for baseline pressure by pressing “enter” when the baseline pressure is stable.
 - f. Turn on the following exhaust equipment: clothes dryers (check and clean the dryer filter and look for blockage at the external vent damper prior to operation), range hoods, and other exhaust fans. If there are speed controls, operate the exhaust equipment at the highest speed setting. Do not operate a whole house cooling exhaust fan. See Special Considerations, [Section 14.8.4](#).
 - g. Measure and record the pressure in the CAZ WRT outside.
 - h. Turn on any central forced air system blowers and **measure and record the pressure in the CAZ WRT outside**.

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- (1) If the pressure in the CAZ becomes more negative WRT outside after the blower is turned on, leave the blower ON during combustion appliance safety inspection.
 - (2) If the pressure in the CAZ becomes more positive WRT outside after the blower is turned on, leave the central forced air system blowers OFF during the combustion appliance safety inspection.
- i. Open interior door/s directly leading to the CAZ. **Measure and record the pressure in the CAZ WRT outside.**
- (1) If the pressure in the CAZ becomes more negative WRT outside after the door(s) are opened, leave the door(s) open during the combustion appliance safety inspection. (Alternatively, pressure differential diagnostics may be used to determine proper door configuration to create the greatest CAZ depressurization. Pressure differential diagnostics may include manometer readings or a visual indicator, such as smoke.)
 - (2) Record the net worst-case depressurization; that is, the negative pressure of greatest magnitude in the CAZ with reference to outdoors after subtracting the baseline CAZ pressure, or the adjusted pressure if using the baseline feature on the digital manometer.

14.8.4 Special Considerations in Determining Worst-Case Conditions

1. Working Fireplaces

- a. The potential effect of working fireplaces should be considered when determining worst-case depressurization. It is difficult to estimate the potential cfm draw of any working fireplace, however, simulating a fireplace at 300cfm is an accepted guideline. Weatherization staff are encouraged to inform clients that fireplaces are a net energy loss and potential combustion safety hazard, and to encourage them to allow permanent sealing of fireplaces, when feasible, as part of the weatherization strategy for the home.

Simulation of a fireplace at 300cfm is required when:

- (1) Combustion Safety test results in worst case without the fireplace include:
 - (2) Spillage exceeds 1:45 minutes (warm vent) or 4 minutes (cold vent).
 - (3) Undiluted CO in the appliance vent exceeds 100ppm as measured or 200 ppm air-free.
 - (4) Ambient CO exceeds 3 ppm.
 - (5) The thermostat is located outside the room where the fireplace is located.
- b. The energy auditor or inspector considers it prudent to do so based on their assessment of the house as a system and/or occupant behavior.

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Note: If there is a whole-house exhaust fan, it is important to inform the client that operating this fan with the house closed up could be very hazardous.

- c. If the house contains a furnace, activate the blower. Record the pressure reading in the CAZ with reference to the outdoors.

Caution: If the only way to activate the blower is to fire the furnace, extreme caution must be used due to the potential for combustion back drafting or flame rollout. Try to activate the furnace blower *without firing the furnace burner*.

14.8.5—Worst-Case Depressurization vs. Appliance Depressurization Limit

1. Compare the net worst-case depressurization with the appliance depressurization limits in Table 14-2, Combustion Appliance Depressurization Limits, in [Section 14.3.1](#), Combustion Appliance Depressurization Limits
2. If the actual net worst-case depressurization is equal to or more negative than the appliance depressurization limit value in Table 14.3.1, take precautions, such as turning exhaust devices on one at a time when firing appliances for combustion efficiency and safety testing. If any combustion safety tests fail:
 - a. Select the appropriate option in [Section 14.8.6](#), number 6.or
 - b. Replace the affected appliance with one that is more resistant to depressurization (for example direct-vent, sealed combustion appliance);
 - c. If options a. and/or b. above will not alleviate the problem, deferral of services may be warranted. See [Section 4.7](#).

14.8.6 Verifying Proper Appliance Venting

1. Monitor ambient carbon monoxide levels during this testing. If levels reach 35 ppm or greater, stop the testing and dilute the ambient air with outdoor air. Before testing continues, the source of this CO must be mitigated.
2. Under these worst-case conditions, fire the combustion appliance with the lowest Btu input first. Check for spillage after two minutes of firing in a warm vent, and 5 minutes in a cold vent. (Water heaters are always considered warm vent). If the appliance spills after the two or five minute limit, it fails the spillage test.
3. For oil-fired appliances, conduct a smoke test when steady state is reached. A smoke test greater than 2 indicates the appliance needs cleaning and tuning. In this case, do not continue with steady state combustion efficiency testing; a CT&E must be ordered.
4. After the appliance reaches steady-state (stable temperature in the vent connector), measure the CO in the vent connector of the appliance, ensuring that there is no room dilution air at the point of measurement. The CO value must be no greater than 200 ppm as- measured or 400 ppm air-free.

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- a. If the CO levels are higher, the appliance must be cleaned and tuned and then retested for CO, unless the CO measurement is within manufacturer specifications.
 - b. If all readings are within acceptable ranges, it is an opportune time to measure the steady-state efficiency of the appliance with the combustion analyzer.
5. Fire all remaining appliances, one at a time, in order of input rating (smaller to larger), testing each one for spillage. All appliances must achieve acceptable spillage tests. Draft testing is not required, however, draft measurement is recommended and may be a factor in the overall assessment of the appliance.
- a. If the appliances vent into the same chimney flue or vent connector, test each one individually.
 - b. If the appliances vent into different chimney flues or vents, test with each successive unit running, that is, as you fire up the next appliance, allow the previous one to operate.
6. If spillage is unacceptable, correct the problem by one of the following methods (listed in order of preference):
- a. Check for blockage in the vent system and, if found, correct the problem. As a simple test to determine if the unacceptable spillage or draft test is caused by blockage or excessive negative pressure in the CAZ, open a window or door in the CAZ so that it is well connected to the outdoors. If the cause is for the bad draft or spillage is negative pressure, this will relieve the negative pressure, allowing the vent system to work properly. On the other hand, if the problem is caused by a restriction in the vent, the spillage/draft problem will remain. Keep in mind that there is the possibility that the venting problem could be the result of a blockage *and* excessive negative pressure in the CAZ.
 - b. Inspect ducted distribution systems for return leakage in the CAZ. Seal any leakage to make the net worst-case depressurization less severe. Inspect ducted distribution systems for supply leakage in places other than the CAZ. Seal any leakage to make the net worst-case depressurization less severe.
 - c. Increase the CAZ air volume by connecting the CAZ to other areas within the conditioned volume of the dwelling. See NFPA 54, NFPA 31, or NFPA 211);
 - d. Duct outdoor air directly to the burner's combustion-supply airport; or
 - e. Increase the CAZ air volume by connecting the CAZ to the outdoors. See NFPA 54, NFPA 31, or NFPA 211.
 - f. Supply outdoor air to the CAZ with a supply fan linked to the affected combustion appliance controls.
 - g. For technical assistance, consult a fully licensed technician and/or MaineHousing.

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7. If the dwelling has other combustion appliance zones, repeat the sequence of activating exhaust equipment, door closure, furnace blower activation, recording pressure readings, etc.
8. When all worst-case depressurization testing has been completed, turn off all exhaust equipment and return doors and combustion appliances to their previous operational settings.

14.9 Zone Pressure Diagnostics (ZPD) Testing

Zone pressure diagnostics testing is performed to answer some fundamental questions. Where is the functioning air barrier and how leaky is it? These test procedures can also be used to measure the size of the leakage paths to various house zones. Leaking air often takes a path through pressure boundaries that have a cavity, or zone, between them. These zones can include attics, basements, garages, knee-wall areas, or attached porch roofs.

ZPD testing is utilized in cases where additional information is needed regarding the relative and absolute leakage of air barriers (pressure boundaries). The Standards recommend ZPD testing for verifying the effectiveness of attic air sealing, and determining the amount of air leakage between an attached or tuck-under garage, and then confirming that air leakage has been reduced to acceptable levels by weatherization measures. Refer to [Section 6.5](#) and [Section 7.2.6](#) for details.

ZPD procedures require the measurement of *pressure differences* across air barriers, like the pressure difference between the house and the zone (attic, for example), while the house is depressurized or pressurized by a blower door. The procedures can also determine *flows* across air barriers. These flows can be calculated by capturing ZPD data on a printed worksheet or on-line software. Once these flows are calculated, an estimate of the square inches of leakage through an air barrier can be determined.

These procedures can be used with primary and secondary zones. Primary zones are zones to which you have access, such as basements or attics. This access allows you to open a temporary hole or door between the zone and the dwelling or between the zone and the outdoors. For primary zones, ZPD may be conducted because of:

1. Air leakage/energy loss concerns. If, after initial tightening of large leaks, the house still has significant, but not obvious, air leakage, performing ZPD can help identify whether the leaks are in the attic floor, the house walls, or through the basement or crawl space walls.
2. Indoor Air Quality concerns. Examples include air movement from attached or tuck-under garages into a living area, and moisture or soil gas movement from a crawl space into the dwelling.
3. Attics with potential or actual moisture-related problems. This might be the case if:
 - a. The attic has obvious moisture problems,
 - b. The dwelling has evidence of high relative humidity in winter, or
 - c. Ice dams are a concern.
 - d. Secondary zones are zones to which you have no access, such as porch roofs. This lack of access prevents you from creating a temporary hole between the zone and the dwelling or the zone and the outdoors. Because of this, you cannot determine the flow between secondary zone and the dwelling or outdoors. However, if you are able to insert a pressure hose into the zone, you

14. Diagnostic Testing Procedures

can measure the pressure difference between the zone and the dwelling or outdoors. Knowing these pressure differences can be helpful at times.

14.9.1 Test Procedures

1. Use the Residential Energy Dynamics, LLC free software, RED Calc Free ZPD Zone Pressure Diagnostics tool, available on line or other MaineHousing approved methods for these tests.
2. Perform the whole-house blower door test before doing any zone pressure diagnostics (ZPD) testing.
 - a. If you cannot reach a house pressure difference of 50 pascals and/or there are obvious large leaks, repair large leaks before any ZPD testing. **You must be able to reach a house pressure difference of 50 pascals in order to do basic ZPD testing, before you create a temporary hole for the add-a-hole test.**²⁰
 - b. If you can reach a house pressure difference of 50 pascals, but the house is relatively loose for its size, find and seal large leaks before performing ZPD testing.
 - c. ***If the house is relatively tight for a dwelling of its size, there is probably no reason to perform basic ZPD testing for energy reasons.*** However, there might be reason to perform testing for moisture or indoor air quality concerns, such as testing the common wall between the house and an attached garage. In these cases, using a smoke pencil on the garage/attic side of the common barrier while depressurizing the house to -50 pascals can illustrate leaks in the air boundary.
3. Identify zone types. ZPD can be done on all primary zones including attics, crawl spaces, basements, and attached or tuck-under garages. ZPD can also be done on some secondary zones, such as porch roofs and cantilevers, which will be sealed off from the house.
4. Useful testing can include from house to attic and from house to attached or tuck-under garages. See [Section 6.5](#) for details.
5. For primary zone ZPD testing, perform the add-a-hole or open-a-door test using the RED Calc Free ZPD Zone Pressure Diagnostics tool or printed MaineHousing Zone Pressure-Series Leakage Diagnostics chart, respectively. The following steps are for the add-a-hole test:
 - a. Set up the blower door for building depressurization.
 - b. With a separate digital ZPD manometer, in default Pr/Pr mode, located in the main body of the house, run a pressure hose from the right-hand input channel (upper right tap) to the zone you are testing (try to use a blue hose). Run another pressure hose from the house to the outdoors on the left-hand channel reference tap (lower left tap - try to use a green hose).

²⁰ Advanced zone pressure diagnostics procedures do not require a house pressure of 50 pascals.

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- c. Depressurize the building to – 50 pascals on the blower door manometer (read this pressure from the left -hand pressure screen).
 - d. On the ZPD manometer, read the right-hand pressure screen.
 - e. Measure, record, and enter the pressure from the zone WRT outside On the ZPD manometer, remove the pressure hose (green) from the lower tap on left-hand channel.
 - f. With the hose on the upper right tap, measure, record, and enter the pressure from the zone to the house that shows on the right -hand pressure screen.
 - g. Determine where a temporary hole will be created – either between the building and the zone, or between the zone and the outdoors.
 - h. Enter the location of the created hole in the RED software – either in the building- to-zone air barrier, or in the zone-to-outdoor barrier.
 - i. It is best to lower the air barrier pressure difference where the hole is added by 15 or more pascals.
 - j. Make certain that the house-to-outdoor pressure is brought back up to - 50 pascals, on the blower door manometer, when the temporary hole is open. *If you are not able to bring the house-to-outdoor pressure up to fifty, you must abort the ZPD test.*
 - k. On the ZPD manometer, the hose to the zone is on the top right tap while the bottom right tap is open to the house pressure (-50 pascals). With the temporary hole open and the building-to-outdoor pressure difference at 50 pascals, measure, record, and enter the pressure from the building to the zone.
 - l. On the ZPD manometer, reconnect the green outside pressure hose to the lower left tap.
 - m. With the temporary hole open and the building-to-outdoor pressure difference at - 50 pascals, measure, record, and enter the pressure from the zone to the outdoors seen in the right screen.
 - n. With all the input data entered in the calculator, press “ENTER” for the calculation of the answers.
 - o. Record the three answers: the building-to-zone CFM50, the zone-to-outdoor CFM50, and the total path CFM50. Dividing the first two numbers by ten gives an approximation of the square inches of leakage in the respective air barriers.
 - p. Based on the ZPD results, air seal as necessary.
 - q. During or after air sealing, perform add-a-hole ZPD to determine the effectiveness of the weatherization work.
6. The RED software will also assist in performing the open-a-door method of ZPD. The door method is faster when determining the leakage between a

14. Diagnostic Testing Procedures

house and attached garage. MaineHousing recommends using the door method for this test.

7. For secondary zone testing: It is not necessary – or possible – to perform an add-a-hole or open-a-door test; only pressure testing is required. Therefore, it is not necessary to use the RED software. There are significant limitations to the diagnostic accuracy of secondary zone testing.

Glossary

- A -

Abatement – A measure or set of measures designed to permanently eliminate a hazard (e.g., lead-based paint). Abatement strategies include removal of the hazardous materials, replacement of building components containing the hazardous material, enclosure, or encapsulation. All of these strategies require proper preparation, cleanup, waste disposal, post-abatement clearance testing, and if applicable, record keeping and monitoring. Abatement activities are not allowable expenses to be funded by Department of Energy Weatherization Assistance Program dollars.

Absorption – Absorption is the process by which a substance can be readily taken into the body through the skin or membranes. The best defense is to have a protective barrier between the substance and the skin.

Air Changes per Hour at 50 pascals (ACH50) – The number of times that the complete air volume of a home is exchanged for outside air in one hour when a blower door depressurizes or pressurizes the home to 50 pascals.

Air Changes per Hour Natural (ACH_{nat}) – The number of times the indoor air is exchanged with the outdoor air in one hour under natural driving forces. It can be estimated using a blower door.

Air Exchange – The process whereby indoor air is replaced with the outdoor air through air leakage and ventilation.

Air-Free Carbon Monoxide – A measurement of CO in an air sample or flue gas that takes into account the amount of excess air (oxygen, O₂) in the sample, incorporating an adjustment to the as-measured CO ppm value, thus simulating air-free (oxygen-free) conditions in the sample. Usually measured in units of parts per million (ppm). *See As-Measured Carbon Monoxide.*

Air Handler – A steel cabinet containing a blower with cooling and/or heating coils connected to ducts, which circulates indoor air across the exchangers and into the habitable space.

Air Infiltration Barrier – A spun polymer sheet (for example, house wrap) that stops almost all the air traveling through a building cavity, while allowing moisture to pass through it.

Altitude Adjustment – The input modification for a gas appliance installed at a high altitude. When a gas appliance is installed more than 2000 feet above sea level, its input rating must be reduced by approximately 4 percent per 1000 feet above sea level.

Ambient Air – Surrounding conditions. Usually refers to the air around a combustion appliance.

Ampere – A unit of measurement that tells how much electricity flows through a conductor. It is comparable to a cubic foot per second measurement of water flow. For example, a 1,200-watt, 120-volt hair dryer pulls 10 amperes of electric current (watts divided by volts).

AFUE – Annual Fuel Utilization Efficiency – A laboratory-derived efficiency for heating appliances that accounts for chimney losses, jacket losses, and cycling losses, but not distribution losses or fan/pump energy use.

Appliance Depressurization Limit – This is a selected indoor negative pressure. It is expressed in pascals and measured in the immediate area around vented combustion appliances that use indoor air for combustion supply air. If a combustion appliance experiences a negative pressure of a greater magnitude than this limit, it has the potential to backdraft, causing a hazardous condition for the occupants. See [Table 14.3.1](#) for these limits.

Aquastat – A heating control that switches the burner or the circulator pump in a hydronic heating system.

Asbestos – A fibrous mineral with fireproof and insulation characteristics which may be shaped into a variety of building materials. Small, sharp, asbestos fibers may cause damage to lungs if they are inhaled.

ASHRAE – American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc.

As-Measured Carbon Monoxide – A measurement of CO in a sample of air or flue gas that does not take account of the amount of excess air (oxygen, O₂) diluting the CO concentration. Usually measured in units of parts per million (ppm). *See Air-Free Carbon Monoxide.*

Atmospheric Burner – A burner utilizing *atmospheric combustion*.

Atmospheric Combustion – Combustion which takes place under *atmospheric pressure* at a given altitude.

Atmospheric Pressure – The weight of air and its contained water vapor on the surface of the earth. At sea level this pressure is 14.7 pounds per square inch.

- B -

Backdrafting – Continuous spillage of combustion gases from a vented combustion appliance into the conditioned space.

Backdraft Damper – A damper, installed near a fan, that allows air to flow in only one direction and prevents reverse flow when the fan is off.

Backer Rod – Polyethylene foam rope used as backing for caulking.

Baffle – A plate or strip designed to retard or redirect the flow of flue gases.

Balanced Flue Vent System – Term used for oil-fired systems to indicate a direct-vent appliance with positive pressure in the vent connector through which the gases of combustion pass.

Balloon Framing – A method of construction in which the vertical framing members (studs) are continuous pieces, running the entire height of the wall.

Band Joist – *See rim joist.*

Barometric Vent Damper – a device installed in the heating unit vent system to control draft. Usually used on oil-fueled units or gas units with power burners.

Batt – A blanket of preformed insulation, generally 14.5" or 22.5" wide, and varying in thickness from 3.5" to 9".

Belly Return – A configuration found in some manufactured homes that uses the belly cavity as the return side of the heating/cooling distribution system.

Blocking – A construction element or material used to prevent the movement of air or insulation into or through building cavities.

Blow-Down – Removing water from a boiler to remove sediment and suspended particulates.

Blower – The "squirrel-cage" fan in a furnace or air handler.

Blower Door – A calibrated device to measure the air tightness of a building by pressurizing or depressurizing the building and measuring the flow through the fan.

Blown Insulation – Loose-fill insulation that is blown into attics and building cavities using an insulation blowing machine.

Boiler – A space heating appliance that heats water with hot combustion gases.

Boot – A duct section that connects between a duct and a register, floor, or wall cavity, or between round and square ducts.

Branch Circuit – An electrical circuit used to power outlets and lights within a home. Breeching or Breech – See *Vent Connector*.

British Thermal Unit (Btu) – The quantity of heat required at sea level to raise the temperature of one pound of water by one degree Fahrenheit.

Btuh – British thermal units per hour.

Building Cavities – The spaces inside walls, floors, and ceilings or between the interior and exterior sheeting.

Building Science – A complex perspective on buildings, using contemporary technology to analyze and solve problems of design, construction, maintenance, safety, and energy efficiency.

Building Technology Committee (BTC) – A standing committee of the Maine Community Action Housing Council created to advise the Housing Council on technical aspects of issues related to Weatherization (WAP) Programs. The BTC generally consists of weatherization field staff from each Maine Community Action Program. BTC meetings serve as a forum for exchange of technical related ideas and experiences from individuals, a forum for review and development of proposed technical documents, and a forum for training of weatherization field staff.

Burner – A device that facilitates the burning of a fossil fuel like gas or oil.

Bypass – An air leakage site that allows air to leak out of a building passing around the air barrier and insulation.

- C -

Carbon Dioxide (CO₂) – A heavy, colorless, nonflammable gas formed by the oxidation of carbon, by 2 combustion, and by the respiration of plants and animals.

Carbon Monoxide (CO) – An odorless, colorless, tasteless, and poisonous gas produced by incomplete combustion.

Category I Gas Appliance – An appliance that operates with negative static pressure in the vent and a temperature that is high enough to avoid condensation in vent. *Comment: May be atmospheric or fan-assisted combustion; airtight vent connector is not required.*

Category I Fan-Assisted Gas Appliance – An appliance that operates with negative static pressure in the vent, a temperature that is high enough to avoid condensation in vent, and an integral fan to draw a controlled amount of combustion supply air through the combustion chamber. *Comment: Airtight vent connector is not required; induced combustion fan installed by manufacturer.*

Category II Gas Appliance – An appliance that operates with negative static pressure in the vent and a temperature that is low enough to cause excessive condensation in the vent. *Comment: No or very little equipment in this category.*

Category III Gas Appliance – An appliance that operates with positive static pressure in the vent and a temperature that is high enough to avoid condensation in vent. *Comment: Airtight vent connector; vented through the wall; forced draft.*

Category IV Gas Appliance - An appliance that operates with positive static pressure in the vent and a temperature that is low enough to cause excessive condensation in the vent. *Comment: Airtight vent connector; vented through the wall; forced draft; often referred to as a “90-plus” or “condensing” unit.*

Caulking – A mastic compound for filling joints and cracks. CAZ – See Combustion Appliance Zone.

Cellulose Insulation – Insulation, packaged in bags for blowing, made from newspaper or wood waste, and treated with a fire retardant.

Central Return – System of ducts or passages for distribution return air, which connect different areas of the house to a central location at the forced air furnace.

Chimney – A building component designed for the sole purpose of assuring combustion by-products are exhausted to the exterior of the building.

Chimney Flue – A passageway in a chimney for exhausting combustion gases to the outdoors.

Circuit Breaker – A device that automatically disconnects an electrical circuit from electricity under a specified or abnormal condition of current flow.

Cleanout Opening – An opening in a chimney (usually at its base) to allow inspection and the removal of ash or debris.

Coefficient of Performance (COP) – A heat pump or air conditioner’s output in Watt-hours of heat removed, divided by Watt-hours of electrical input.

Coil – A snakelike piece of copper tubing surrounded by rows of aluminum fins that clamp tightly to the tubing to aid in heat transfer.

Cold Air Return (return side): Ductwork through which house air is drawn for reheating during a furnace's cycle.

Color Rendering Index (CRI) – A measurement of a light source’s ability to render colors the same as sunlight does. The CRI has a scale of 0 to 100.

Combustible – Susceptible to combustion; inflammable; any substance that will burn.

Combustion Appliance Zone (CAZ) –The closed space or area that holds one or more combustion appliances. This may include, but is not limited to, a mechanical room, mechanical closet, or main body of the house.

Combustible Gas Leak Detector – A device for determining the presence and general location of combustible gases in the air.

Combustion – The act or process of burning. Oxygen, fuel, and a spark must be present for combustion to occur.

Combustion Air – Air required to chemically combine with a fuel during combustion to produce heat and flue gases.

Combustion Analyzer – A device used to measure the steady-state efficiency of combustion heating units.

Combustion Appliance – Any appliance in which combustion occurs.

Combustion Chamber – The area inside a heating unit where combustion takes place.

Common Vent – The portion of the vent or chimney through which products of combustion from more than one appliance pass.

Compact Fluorescent Light (CFL) – A small fluorescent light engineered to fit conventional incandescent fixtures.

Concentrically Constructed Direct-Vent – A *direct-vent appliance* that has an exhaust-gas vent and a combustion-supply air vent arranged in a concentric fashion, i.e., one vent is inside the other with a space between the walls of each. *Comment:* Manufactured home furnace vents are usually constructed this way; some Category I, direct-vent water heaters are constructed this way.

Condense – To change from a gaseous or vaporous state to a liquid or solid state by cooling or compression.

Condenser – The coil in an air conditioning system where the refrigerant condenses and releases heat, which is then carried away by air moving across the coil.

Condensate – The liquid formed when a vapor is condensed.

Condensate Receiver – A tank for catching returning condensate water from a steam heating system.

Conditioned Space – A heated or cooled area of a building. Conditioned space includes any area of a dwelling that is determined to be within the thermal/pressure envelope or shell. It includes both habitable space and occupiable space. Basements containing heating systems, water heaters, or washing machines are commonly considered to be part of the conditioned space.

Conductance – The quantity of heat, in Btus, that will flow through one square foot of material in one hour, when there is a one degree Fahrenheit temperature difference between both surfaces.

Conductance values are given for a specific thickness of material.

Conduction – The transfer of heat energy through a material (solid, liquid, or gas) by the motion of adjacent atoms and molecules without gross displacement of the particles.

Conductivity – The quantity of heat that will flow through one square foot of homogeneous material, one inch thick, in one hour, when there is a temperature difference of one degree Fahrenheit between its surfaces.

Confined Space – In relation to combustion appliances, a space with a volume of less than 50 cubic feet per 1,000 Btu per hour of the total input rating of all combustion appliances installed in that space.

Contractor – Any for-profit, not-for-profit, or government entity that provides services to the program under contract, and not as a result of a grant of funds.

Control Circuit – A device that opens and closes a power circuit or opens and shuts a valve.

Convection – The transmission of heat by the actual movement of a fluid or gas because of differences in temperature, density, etc.

Cooling Load – The maximum rate of heat removal required of an air conditioner when the outdoor temperature and humidity are at the highest expected level.

Cost-Effective – Having an acceptable payback, return-on-investment, or savings-to-investment ratio.

Critical Framing Juncture – An intersection of framing members and envelope components that require special attention during preparation and installation of insulation.

Cross Section – A view of a building component drawn or imagined by cutting through the component.

CFM – Cubic Feet per Minute – A measurement of air movement in cubic feet per minute past a certain point or through a certain structure.

CFM50 – The number of cubic feet per minute of air flowing through the fan housing of a blower door when the house pressure is 50 Pa (0.2 inches of water column). This figure is the most common and accurate way of comparing the tightness of buildings that are tested using a blower door.

CFM_{nat} – The number of cubic feet of air flowing through a house from indoors to outdoors during typical, natural conditions. This figure can be roughly estimated using a blower door using the LBL (Lawrence Berkeley Labs) infiltration model.

- D -

Degree-days (DD) – A measure of outdoor temperature produced by summing the temperature differences between the inside (65°F) and the daily average outside temperature for a one-year period.

Density – The weight of a material divided by its volume, usually measured in pounds per cubic foot.
DOE – The United States Department of Energy.

Depressurize – To lower the pressure in an enclosed area with respect to a reference pressure.

Depressurization Tightness Limit (DTL) – A calculation, expressed in units of CFM₅₀, to estimate the building tightness level at which combustion appliances might backdraft when the house is under conditions of worst-case depressurization.

Design Temperature - A high or low temperature used for designing heating and cooling systems when calculating the building load.

Dilution Air – Air that enters through an opening where the chimney joins to an atmospheric-draft combustion appliance.

Dilution Device – A draft diverter, draft hood, or barometric draft control on an atmospheric-draft combustion appliance.

Direct-Vent Appliance – A combustion appliance for which all combustion gases are vented to the outdoors through an exhaust vent pipe and all combustion supply air is vented to the combustion chamber from the outdoors through a separate, dedicated supply-air vent. *Comment: Most direct-vent gas appliances are Categories III and IV, but some are Category I; some direct-vent appliances utilize Concentrically Constructed Direct-Vent. Contrast direct-vent appliances with Open-Combustion Appliances.*

Distribution System – A system of pipes or ducts used to distribute energy. DHW – Domestic Hot Water

Dormer – A framed structure projecting above a sloping roof surface, and normally containing a vertical window.

Downdraft – Air flowing down a chimney or vent during the appliance off-cycle.

Draft – A pressure difference that causes combustion gases or air to move through a vent connector, flue, chimney, or combustion chamber. May be *natural draft*, *induced draft*, or *forced draft*. Draft is often measured with a draft gauge (manometer or pressure gauge).

Draft Diverter – See *Draft Hood*.

Draft Fan – A mechanical fan used in a venting system to augment the *natural draft* in gas- and oil-fired appliances. These electrically operated, paddle-fan devices are installed in vent connectors.

Draft Hood – A nonadjustable device built into an appliance or a part of the vent connector that is intended to 1) provide for escape of flue gases if blockage or backdraft occurs, 2) prevent a downdraft of outdoor air from entering the appliance, 3) neutralize the effect of stack action of the chimney, and 4) lower the dew point temperature of the flue gas by the infusion of ambient room air.

Draft Regulator – An adjustable and self-regulating damper attached to a chimney or vent connector for the purpose of controlling draft. A draft regulator can reduce draft; it cannot increase draft.

Drywall – Gypsum interior wallboard used to produce a smooth and level interior wall surface and to resist fire. Also called gypsum wallboard and sheetrock.

Dry Bulb Temperature – Normal ambient air temperature measured by a thermometer.

DTL – See Depressurization Tightness Limit.

Duct Blower – A blower door-like device used for testing duct leakiness and airflow. **Duct Zone** – A building space or cavity that contains heating or cooling ducts.

- E -

Eave – The part of a roof that projects beyond its supporting walls. See also soffit. **Efficiency** – The ratio of output divided by input.

Efficacy – The number of lumens produced by a Watt used for lighting a lamp. Used to describe lighting efficiency.

Electric Service – The electric meter and main switch, usually located outside the building. **Emittance** – The rate that a material emits radiant energy from its surface. Also called emissivity.

Encapsulation – Any covering or coating that acts as a barrier between the hazard (e.g., lead-based paint) and the environment, the durability of which relies on adhesion and the integrity of existing bonds between existing layers (e.g., paint) and the substrate.

Enclosure – The use of rigid, durable construction materials that are mechanically fastened to the substrate to act as a barrier between the hazardous material (e.g., lead-based paint) and the environment.

Energy – A quantity of heat or work.

Energy Audit – The process of identifying energy conservation opportunities in buildings.

Energy Consumption – The conversion or transformation of potential energy into kinetic energy for heat, light, electricity, etc.

Energy Efficiency – Term describing how efficiently a building component uses energy. EEM – Energy efficiency measure.

Energy Efficiency Ratio (EER) – A measurement of energy efficiency for room air conditioners. The EER is computed by dividing cooling capacity, measured in British Thermal Units per hour (Btuh), by the watts of power. (See also **Seasonal Energy Efficiency Rating** – SEER)

Envelope – The building shell. The exterior walls, floor, and roof assembly of a building.
Environmentally Sensitive – Highly susceptible to adverse effects of pollutants.

Evaporation – The process of being changed into a vapor or gas at a temperature usually below the boiling point. Evaporation is a cooling process.

Evaporative Cooler – A device for cooling homes which cools the incoming air by the evaporation of water vapor. Works best in dry climates.

Evaporator – The heat transfer coil of an air conditioner or heat pump that cools the surrounding air as the refrigerant inside the coil evaporates and absorbs heat.

Exfiltration – Air flowing out of a building from its conditioned space through holes, leaks, or cracks in the shell.

- F -

Fahrenheit – A temperature scale for which water boils at 212° and freezes at 32°.

Fan-Assisted Combustion – A combustion appliance with an integral fan to draw combustion supply air through the combustion chamber. *Comment: Category I fan-assisted gas furnaces utilize this method of combustion air regulation.*

Fan Control – A bimetal thermostat that turns the furnace blower on and off as it senses the presence of heat.

Fan-Off Temperature – In a furnace, the supply air temperature at which the fan control shuts down the distribution blower.

Fan-On Temperature – In a furnace, the supply air temperature at which the fan control activates the distribution blower.

Fenestration – Window and door openings in a building's wall. Fiberglass – A fibrous material made by spinning molten glass.

Fill Tube – A plastic or metal tube used for its stiffness to blow insulation inside a building cavity and allow the insulation to be delivered at the extreme ends of the cavity.

Fire Stop – Framing member, usually installed horizontally between studs, designed to stop the spread of fire within a wall cavity.

Forced Draft – A vent system for which a fan installed at the combustion appliance moves combustion gases to the outdoors with positive static pressure in the vent pipe. Because of this positive pressure, the vent connector must be air-tight. *Comment: Normally Category III or IV appliances; usually no draft diverter or barometric damper; fan for venting combustion gases at or near appliance; usually vented through the wall; may be condensing.*

Furnace – A space heating appliance that heats air with hot combustion gases.

Furring – Thin wood strips fastened to a wall or ceiling surface as a nailing base for finish materials.
Flame Safety Control – A device that prevents fuel delivery in the event the ignition does not work.
Flammable/Inflammable – Combustible; readily set on fire.

Flashing – Waterproof material used to prevent leakage at intersections between the roof surface at walls or penetrations.

Floor Joist – A horizontal framing member that support the floor.

Flue – A vent for combustion gases.

Foam Board – Plastic foam insulation manufactured most commonly in 4' x 8' sheets in thicknesses of ½" to 3".

Foot-Candle – A measure of light striking a surface.

Footing – The part of a foundation system that transfers the weight of the building to the ground.
Friable – Easily broken into small fragments or reduced to powder, e.g., as with asbestos.

Frost Line – The maximum depth of the soil where water will freeze during the coldest weather.

- G -

Gable – The triangular section of an end wall formed by the pitch of the roof.

Gable Roof – A roof shape that has a ridge at the center and slopes in two directions. **Gasket** – Elastic strip that seals a joint between two materials.

Gas Oven Bake Burner – Oven burner used for baking located just below the oven compartment floor.

Gas Oven Broiler Burner – Oven burner used for broiling located at the top of the oven compartment. (Examples that are Infiltration ECMs do have an aggregated SIR requirement, insulation items seem to have SIRs in Hancock. This term is not mentioned anywhere in the Standards except here.)

Glazing – Glass installation. Pertaining to glass assemblies or windows.

Glazing Compound – A flexible, putty-like material used to seal glass in its sash or frame.

Ground Fault Circuit Interrupter (GFI or GFCI) – An electrical connection device that breaks a circuit if a short occurs. These are required for all exterior use of electrical equipment, or when an electrical outlet is located near a water source.

Gypsum Board – A common interior sheeting material for walls and ceilings, made of gypsum rock powder, packed between two sheets of heavy building paper. Also called sheetrock, gyprock, or gypboard.

- H -

Habitable Space – A building space intended for continual human occupancy. Examples include areas used for sleeping, dining, and cooking, but not bathrooms, toilets, hallways, storage areas, closets, or utility rooms. See occupiable space and conditioned space.

Hazardous Condition – A situation that is causing a danger to the client/crew/contractor that exists before, is created by, or is exacerbated by, weatherization. For example, a dwelling could have a moisture problem that is allowing biological hazards (molds, viruses, bacteria, etc.) to flourish. Another

example would be fiberglass entering the conditioned space due to improperly fastened or sealed ductwork.

Heat Anticipator – A small electric heater in a thermostat that causes the thermostat to turn off before room temperature reaches the thermostat setting, so that the house does not overheat from heat distributed after the burner shuts off.

Heat Capacity – The quantity of heat required to produce a degree of temperature change.

Heat Exchanger – The device in a heating unit that separates the combustion chamber from the distribution medium and transfers heat from the combustion process to the distribution medium.

Heat Loss – The amount of heat escaping through the building shell during a specified period.

Heat Pump – A type of heating/cooling unit, usually electric, that uses a refrigerant fluid to heat and cool a space.

Heating Degree Day (HDD) – Each degree that the average daily temperature is below the base temperature (usually 65°F) constitutes one heating degree day.

Heating Load – The maximum amount of heat needed by a building during the very coldest weather to maintain the desired inside temperature.

Heating Seasonal Performance Factor (HSPF) – Rating for heat pumps describing how many Btus they transfer per kilowatt-hour of electricity consumed.

HVAC – Heating, Ventilating, Air-Conditioning.

High Limit – A bimetal thermostat that turns the heating element of a furnace off if it senses a dangerously high temperature.

Hip Roof – A roof with two or more contiguous slopes, joined along a sloping "hip."

Home Energy Index – The number of Btus of energy used by a home, divided by its area of conditioned square feet and by the number of heating degree days during one year.

HVI – Home Ventilating Institute.

Housing Council – An affiliate group of the Maine Community Action Association whose primary focus is to oversee management and completion of Housing programs, policies, and issues, including weatherization, throughout Maine. The membership of the group is representative of all community action programs in Maine through their Housing Services Director or designee.

House Pressure – The difference in pressure between the inside and outside of the house. HUD – United States Department of Housing and Urban Development.

Humidistat – An automatic control that switches a fan, humidifier, or dehumidifier on and off, based on the relative humidity at the control.

Humidity Ratio – The absolute amount of air's humidity measured in pounds of water vapor per pound of dry air.

Hydronic System – A heating system using hot water or steam as the heat transfer medium. Commonly called a hot-water heating system.

- | -

IAQ – Indoor Air Quality.

IC Electrical Fixture – A light or fan/light combination electrical fixture that is rated for direct contact with thermal insulation.

Illumination – The light level measured on a horizontal plane in foot-candles.

Incandescent light – The common light bulb found in residential lamps and light fixtures and sold in stores everywhere and is known for its inefficiency.

Inaccessible Cavity – An area that is too confined to enter and/or maneuver in by an average installer/mechanic.

Inches of Water Column (IWC) – A non-metric unit of pressure difference. One IWC is equal to about 0.004 pascals.

Induced Combustion – *See Fan-Assisted Combustion.*

Induced Draft – A vent system for which a fan – installed at or very near the termination point of the vent pipe – moves the combustion gases to the outdoors with negative static pressure in the vent pipe. *Comment: Normally Category I appliances; fan for venting combustion gases at point of exit to outdoors); vented through the wall.*

Infiltration – The uncontrolled movement of non-conditioned air into a conditioned air space.

Infrared – Pertaining to heat rays emitted by the sun or warm objects on earth.

Input Rating – The designed capacity of an appliance, usually specified in Btus or units of energy.

Isolated Outdoor Air Supply - Term used with oil-fired systems to indicate a vent pipe through which outdoor combustion supply is ducted to the oil burner. *Comment: Often added on-site, these non-airtight outdoor air supply vents are sometimes installed with a vacuum relief damper that allows all the combustion supply air to be taken from the CAZ if the outdoor air inlet becomes blocked.*

Insulating Glass – Two or more glass panes spaced apart and sealed in a factory, and having a higher R-value than a single pane of glass.

Insulation – A material used to retard heat transfer.

Intermittent Ignition Device (IID) – A device that lights the pilot light on a gas appliance when the control system calls for heat, thus saving the energy wasted by a standing pilot.

Internal Gains – The heat generated by bathing, cooking, and operating appliances. At times, internal heat gains must be removed during the summer to promote comfort and they can reduce the heating demand in the winter.

Interstitial Space – Space between framing and other building components.

- J -

Joist – A horizontal wood framing member that supports a floor or ceiling. **Joule** – A unit of energy. One thousand joules equals 1 Btu.

- K -

Kilowatt – One thousand watts. A unit of measurement of the amount of electricity needed to operate given equipment.

Kilowatt-Hour – The most commonly used unit for measuring the amount of electricity consumed over time; one kilowatt of electricity supplied for one hour.

Kinetic Energy – Consisting of, or depending on, motion; distinguished from potential energy.

- L -

Lamp – A light bulb.

Latent Heat – The amount of heat energy required to change the state of a substance from a solid to a liquid or from a liquid to a gas, without changing the temperature of the substance.

Lath – A support for plaster, consisting of thin strips of wood, metal mesh, or gypsum board. **Lead-Safe Work Practices** – Work practices required by the DOE for most pre-1978 homes.

Light Quality – The relative presence or absence of glare and brightness contrast. Good light quality has no glare and low brightness contrast.

Limited Energy Auditor Technician's License – License granted by the Maine Fuel Board, allowing Maine-certified energy auditors to perform specific tests on oil- and gas-fired combustion appliances. No adjustments may be made to appliances during this testing. A separate license must be obtained from each board in order to test combustion appliances that are regulated by that board.

Living-Space-Return System – In a manufactured home, a forced warm air circulation system where air returns to the air handler through the living space, rather than through ductwork or through the manufactured home belly.

Local Ventilation – A term used in ASHRAE 62.2 that refers to ventilation serving bathrooms and kitchens, as contrasted with whole-building ventilation. Local ventilation is intended to exhaust odors and moisture at their source and thereby enhance the indoor air quality.

Low-Water Cutoff – A float-operated control for turning the burner off in a steam or hot water boiler if low on water.

Lumen – A unit of light output from a lamp.

Low-E – Short for "low emissivity", which refers to having a metallic glass coating to resist the flow of radiant heat.

M -

MaineHousing – Maine State Housing Authority.

Main Panel Box – The electric service box containing a main switch, and the fuses or circuit breakers located inside the home.

Make-Up Air – Air supplied to a space to replace exhausted air.

Manifold – A tube with one inlet and multiple outlets, or multiple inlets and one outlet. **Manometer** – A differential gauge used for measuring pressure.

Manufactured Home – A mobile home or a "double-wide" structure. **Masonry** – Stone, brick, or concrete block construction.

Mastic – A thick, creamy substance used to seal seams and cracks in building materials, and especially useful on ductwork.

Mechanical Draft – A combustion appliance with induced draft or forced draft.

MHEA – Manufactured Housing Energy Audit, developed by the Department of Energy for weatherization assistance programs. Used to audit manufactured homes.

Mitigate – To make less severe.

Mortar – A mixture of sand, water, and cement used to bond bricks, stones, or blocks together.

- N -

Natural Draft – A vent system that relies on natural draft (hot, buoyant air) to move combustion gases to the outdoors. *Comment: Category I appliances; atmospheric, fan-assisted, or power burner type combustion; sometimes direct-vent; might be through-the-wall vented.*

Natural Ventilation – Ventilation using only natural air movement, without fans or other mechanical devices.

NBS – The National Bureau of Standards, renamed by the Department of Commerce as the National Institute of Standards and Technology (NIST).

NEMA – National Electrical Manufacturers' Association

NEAT – National Energy Audit, developed by the Department of Energy for weatherization assistance programs. Used to audit single-family and low-rise multi-family buildings.

NFPA – National Fire Protection Association.

Net Free Vent Area (NFVA) – The area of a vent, adjusted for the restrictions caused by insect screen, louvers, and weather coverings. The free area is always less than the actual area.

Nozzle – An orifice designed to change a liquid like oil into a mist to improve the combustion process.

- O -

O₂ – Oxygen.

Occupants – People of any age living in a dwelling. Animals are not defined as occupants.

Occupiable Space – An enclosed space inside the pressure boundary of a room or house, and intended for human activities including, but not limited to, all habitable spaces, bathrooms, closets, halls, storage and utility areas, and laundry areas. See habitable space and conditioned space.

Ohm – A unit of measure of electrical resistance. One volt can produce a current of one ampere through a resistance of one ohm.

Open-Combustion Appliance – A combustion appliance that takes its combustion supply air from the surrounding room, usually Category I or Category I fan-assisted, natural draft. Contrast this with direct-vent or sealed combustion appliance which take combustion supply air directly from the outdoors.

Orifice – A hole in a nozzle where gas exits to be mixed with air in a burner before combustion in a heating device. The size of the orifice will help determine the flow rate.

OSHA – Occupational Health and Safety Administration, a division of the U.S. Department of Labor whose mission is to assure safe and healthful working conditions for working men and women.

OSHA Confined Spaces Standards - In relation to weatherization activities, a protocol to be followed when activities are prescribed in what is defined by OSHA as a confined space.

Output Capacity – The useful heat or work that a device produces after accounting for the energy wasted in the energy conversion process.

Oxygen Depletion Sensor (ODS) – A safety device for unvented (vent-free) combustion heaters that shuts off gas when oxygen is depleted.

- P -

Parts per Million (ppm) – The unit commonly used to represent the degree of pollutant concentration, where the concentrations are small.

Pascal (Pa) – A metric unit of measurement of air pressure. 250 Pa = 1 inch of water column.

Payback Period – The number of years that an investment in energy conservation will take to repay its cost in energy savings.

Perimeter Pull – A technique used in attics previously insulated with batt insulation. The batts are cut back two feet from the eaves and the area is insulated with blown insulation to ensure coverage over the outer wall top plate, and to prevent wind washing of the insulation under the existing batts.

Perlite – A heat-expanded mineral used for insulation.

Perm – A measurement of how much water vapor a material will let pass through it, per unit of time, under a specified pressure difference.

Pitot Tube – A device for measuring fluid velocity. An instrument placed in a moving fluid and used along with a manometer to measure fluid velocity.

Plaster – A mixture of sand, lime, and Portland cement spread over wood or metal lathe to form the interior surfaces of walls and ceilings.

Plate – A framing member installed horizontally to which the vertical studs in a wall frame are attached. **Plenum** – The section of ductwork that connects the air handler to the main supply duct.

Plywood – Laminated wood sheeting with layers cross-grained to each other.

Polyethylene – A plastic made by the polymerization of ethylene, used in making translucent, lightweight, and tough plastics, films, insulations, vapor retarders, air barriers, etc.

Polyisocyanurate – Plastic foam insulation sold in sheets, similar in composition to polyurethane.
Polystyrene Insulation – rigid plastic foam insulation, usually white, blue, pink, or green in color.
Polyurethane – versatile plastic foam insulation, usually yellow in color.

Potential Energy – Energy in a stored or packaged form.

Pressure – A force that encourages movement by virtue of a difference in some condition between two areas. High pressure moves to low pressure.

Power Burner – A burner for which air is supplied at a pressure greater than atmospheric pressure. Most oil-fired burners are power burners. Gas burners used to replace oil burners are usually power burners.

Power Draft – *See Mechanical Draft.*

Pressure Diagnostics – The practice of measuring pressures and flows in buildings to control air leakage, and to ensure adequate heating, cooling, and ventilation.

Pressure Pan – A device used to block a duct register while measuring the pressure behind it.

Pressure Relief Valve – A safety component required on a boiler and water heater, designed to relieve excess pressure buildup in the tank.

Pressuretrol – A control that turns a steam boiler's burner on and off as steam pressure changes.

Primary Window – The main window installed on the outside wall. Not to be confused with a storm window.

R

R-value – A measurement of thermal resistance.

Radiant Barrier – A foil sheet or coating designed to reflect radiant heat flow. Radiant barriers are not mass insulating materials.

Radiant Temperature – The average temperature of objects in a home, including walls, ceiling, floor, furniture, and other objects.

Radiation – Heat energy that is transferred by electromagnetic energy or infrared light, from one object to another. Radiant heat can travel through a vacuum and other transparent materials.

Radon – A radioactive gas that decomposes into radioactive particles. Rafter – A beam that gives form and support to a roof.

Reflectance – The ratio of lamination or radiant heat reflected from a given surface to the total light falling on it. Also called reflectivity.

Refrigerant – Any of various liquids that vaporize at a low temperature, used in mechanical refrigeration.

Register – A grille covering a duct supply outlet used to diffuse the airflow and sometimes control the flow.

Relative Humidity – The percent of moisture present in the air compared to the maximum amount possible at that given temperature. Air that is saturated has 100% relative humidity.

Relay – An automatic, electrically operated switch.

Reset Controller – A device that adjusts fluid temperature or pressure in a central heating system according to outdoor air temperature.

Resistance – The property of a material resisting the flow of electrical energy or heat energy.

Retrofit – An energy conservation measure that is applied to an existing building. Also, the action of improving the thermal performance or structural condition of a building.

Return Air – Air circulating back to the furnace or central air conditioning unit from the house, to be heated or cooled and supplied back to the living area.

Rim Joist – The outermost joist around the perimeter of the floor framing.

Rocking on the High Limit – Refers to the gas burner being shut down by the high limit switch on a furnace, instead of being properly activated by the fan-on/fan-off control.

Room Air Conditioner – An air conditioning unit installed through a wall or window, which cools the room by removing heat and releasing it outdoors.

- S -

Sash – A movable or stationary part of a window that frames a piece of glass.

Savings-to-Investment Ratio (SIR) – For an energy saving measure, the ratio of the savings divided by the investment (cost), including the discounted investment value and escalation of fuel costs. See SIR below.

SDS – Safety Data Sheet. (Formerly MSDS-Material Safety Data Sheet)

Sealed Combustion Appliance – An appliance that draws combustion air from outdoors and has a sealed exhaust system. Also called a direct-vent appliance.

Seasonal Energy Efficiency Ratio (SEER) – A measurement of energy efficiency for central air conditioners. The SEER is computed by dividing cooling capacity, measured in Btuh, by the Watts. See *also* Energy Efficiency Rating.

Sensible Heat – The heat required to change the temperature of a material without changing its form.

Shall – For the purposes of this Standard, the word "shall" means the action is required. If, for any reason, a required act or task cannot be done, the reasons must be documented in the client file.

Sheathing – Structural sheathing, attached on top of the framing, underneath the siding and roofing of a building. Any building material used for covering a building surface.

Sheetrock – See drywall.

Shell – The building's exterior envelope – the walls, floor, and roof of a building.

Shingle – A roofing component installed in overlapping rows.

Should – For the purposes of this Standard, the word "should" means the action is strongly recommended, but not required.

Short Circuit – A dangerous malfunction in an electrical circuit, where electricity is flowing through conductors and into the ground without going through an electric load, such as a light or motor.

Sill – The bottom of a window or doorframe.

Sill Box – The area bounded by the rim joist, floor joists, sill plate, and floor.

SIR – Savings-to-Investment Ratio. The SIR value of an energy-saving measure should be at least one for it to be installed. The equation used for SIR is below. The Life of a measure is discounted with factors published by the Department of Energy every April.

$$SIR = (Annual\ Savings\ from\ Measure / Cost\ of\ Measure) \times Discounted\ Live\ of\ Measure$$

Site-Built Home – Includes a house built on the site from building supplies, or prefabricated homes assembled on the site from pieces shipped to the site on flatbed trucks. Does not include manufactured homes and double-wides which have a chassis and wheels integrated into their construction and are already constructed before delivery to the site. .

Sling Psychrometer – A device holding two thermometers, one wet bulb and one dry bulb, which is slung through the air to determine relative humidity.

Slope – The roof section of an attic with the roof and ceiling surfaces attached to the rafters.

Soffit – The underside of a roof overhang or a small lowered ceiling, as above cabinets or a bathtub.

Solar Gain – Heat from the sun that is absorbed by a building.

Solenoid – A magnetic device that moves a switch or valve stem.

Space Heating – Heating the habitable spaces of the home with a room heater or central heating system.

Spillage – Combustion gases emerging from an appliance or venting system into the CAZ during burner operation.

Stack Effect – The tendency for warm buoyant air to rise and leak out of the top of the house and be replaced by colder outside air entering from the bottom of the house.

Steady-State Efficiency (SSE) – The efficiency of a heating appliance, after an initial start-up period and while the burner is operating, that states how much heat crosses the heat exchanger. The steady-state efficiency is measured by a combustion analyzer.

Steam Trap – An automatic valve that closes to trap steam in a radiator until it condenses.

Steam Vent – A bimetal-operated vent that allows air to leave steam pipes and radiators, but closes when exposed to steam.

Stud – A vertical framing member used to build a wall.

Subfloor – The sheathing over the floor joists and under the flooring.

Supply Air – Air that has been heated or cooled and is then moved through the ducts and out the supply registers of a home.

Suspended Ceiling – Modular ceiling panels supported by a hanging frame.

- T -

Temperature Rise – In a furnace, the number of degrees of temperature the distribution air is increased as it passes over the heat exchanger. Temperature rise equals heated air temperature minus air return temperature.

Therm – A unit of energy equivalent to 100,000 Btus or 29.3 kilowatt-hours.

Thermal Break – A piece of relatively low-conducting material between two high conducting materials, installed to reduce heat flow through the assembly.

Thermal Bridging – Rapid heat conduction resulting from direct contact between thermally conductive materials like metal and glass.

Thermal Boundary – A ceiling/roof, wall, floor, window, or door that separates the habitable, occupiable, and conditioned spaces from the outdoor weather. The thermal boundary should be air sealed and/or insulated if it is cost effective to do so. Exterior doors are always examples of thermal boundaries. An attic floor is most often an example of a thermal boundary.

Thermal Bypass – An indirect penetration that tends to reduce the effectiveness of insulation by allowing conditioned air to move out of a structure, or allowing unconditioned air to move in.

Thermal Conductance – A material's ability to transmit heat; the inverse of the R-value. See U-factor.

Thermal Resistance – R-value; a measurement expressing the ability to retard heat flow.

Thermocouple – A bimetal-junction electric generator used to control the safety valve of an automatic gas valve.

Thermostat – A device used to control a heating or cooling system to maintain a set temperature.

Through-the-Wall Vented. Combustion appliances that are vented through a wall rather than into a vertical-rise chimney or vent. Such appliances are usually Category III or IV, but might also be Category I (for example, a direct-vent Category I water heater).

Transformer – A double coil of wire that reduces or increases voltage from a primary circuit to a secondary circuit.

Truss – A braced framework usually in the shape of a triangle to form and support a roof.

- U -

U-factor – The total heat transmission in Btus per square feet per hour with a 1°F temperature difference between the inside and the outside; the thermal conductance of a material.

Ultraviolet Radiation – Light radiation having wavelengths beyond the violet end of the visible spectrum; high frequency light waves.

Unconditioned Space – An area within the building envelope that is not heated or cooled, but tends to be the same temperature as outside.

Underlayment – Sheeting installed to provide a smooth, sound base for a finish material. UL – Underwriter's Laboratory

- V -

Vapor Barrier – A material with a vapor permeance of 1 or less. Vapor Diffusion – The flow of water vapor through a solid material.

Vapor Retarder – A material with a vapor permeance between 1 and 10. Vaporize – To change from a liquid to a gas.

Vent Connector – A pipe that connects the combustion appliance to a vent, chimney, or runs directly to the outdoors.

Vent Damper – An automatic damper powered by heat or electricity that closes the chimney while a heating device is off.

Ventilation – The movement of air through an area to remove moisture, air pollution, or unwanted heat. Venting – The removal of combustion gases by a chimney.

Venting System – A continuous passageway from a combustion appliance to the outdoors through which combustion gases can safely pass.

Vermiculite – A heat-expanded mineral used for insulation.

Volt – A unit of electromotive force. It is the amount of force required to drive a steady current of one ampere through a resistance of one ohm. Electrical systems of most homes in the United States have 120-volt systems.

- W -

Watt (W) – A unit measure of electric power at a point in time, as capacity or demand. One Watt of power maintained over time is equal to one joule per second.

Watt-hour – One Watt of power extended for one hour. One thousandth of a kilowatt-hour.

Weatherization – The process of reducing energy consumption and increasing comfort in buildings by improving the energy efficiency of the building and maintaining health and safety.

Weatherstripping – Flexible gaskets, often mounted in rigid metal strips, for limiting air leakage.
WAP – Weatherization Assistance Program.

Weep Holes – Drilled holes that allow water to drain out of an area of a building component where it may accumulate.

Wet Bulb Temperature – The temperature of a dampened thermometer of a sling psychrometer used to determine relative humidity.

Whole-Building Ventilation A term used in ASHRAE 62.2 that refers to ventilation serving the entire living area, as contrasted with “local ventilation” which serves only bathrooms and kitchens. Whole- building ventilation is intended to provide fresh outdoor dilution air and thereby enhance the indoor air quality.

Window Films – Plastic films, coated with a metalized reflective surface that are adhered to window glass to reflect infrared rays from the sun.

Window Frame – The sides, top, and sill of the window, which form a box around window sashes and other components.

Worst-Case Depressurization – A condition created when 1) all exhaust appliances (bathroom exhaust, kitchen exhaust, vented dryers, etc.) are operating, 2) the interior doors of a house are in a position that causes the greatest negative pressure in the Combustion Appliance Zone, and 3) the furnace air handler is operating (if such operation causes increased negative pressure in the Combustion Appliance Zone).

Worst-Case Depressurization Test – A test that creates Worst-Case Depressurization in a Combustion Appliance Zone (CAZ). This test is used to determine if combustion appliances will vent properly under these worst-case conditions.

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