



Mr. Steve Kennealy
Director, Manufactured Buildings Program
The Commonwealth of Massachusetts
Department of Public Safety
Board of Building Regulations and Standards

3/7/2011

Re: 500 Sq. Ft. Draftstop Proposal – Comments and Cost Estimate

Dear Mr. Kennealy,

Regarding Chief Gallagher's recent code change proposal to reduce the current 1000 sq ft draftstop limitation to 500 sq ft, Muncy Inc. has pulled together our (3) Divisions to offer the following information for your use:

1. The attached drawing (M-101), Detail "A" shows our method of constructing a typical floor/ceiling assembly for a 2-story house. Detail "B" shows how we would create a draftstop within the floor/ceiling assembly. Due to our floor joist being one joist-depth less than the rim joists (i.e. 2x10 rims = 2x8 floor joists), we must install a 2x packing member on top of the 2x12 ceiling joist to fill the void. This packing member would not be cut to "exact" size as it could bind and conflict with the floor rim joists of the module being set on top of it in the "setting" stage of construction.
2. Due to the gap presented at the ends of the packing on top of the 2x12 ceiling joist (described above), and the possibility of floor joist camber creating additional gap along the joist length, we would not install the ceiling gypsum in the ceiling cavity adjacent to the draftstop joist to allow the Builder to effectively caulk all gaps at the end of the packing and any gaps along the length of the draftstop joist "after" the module above is set into place.

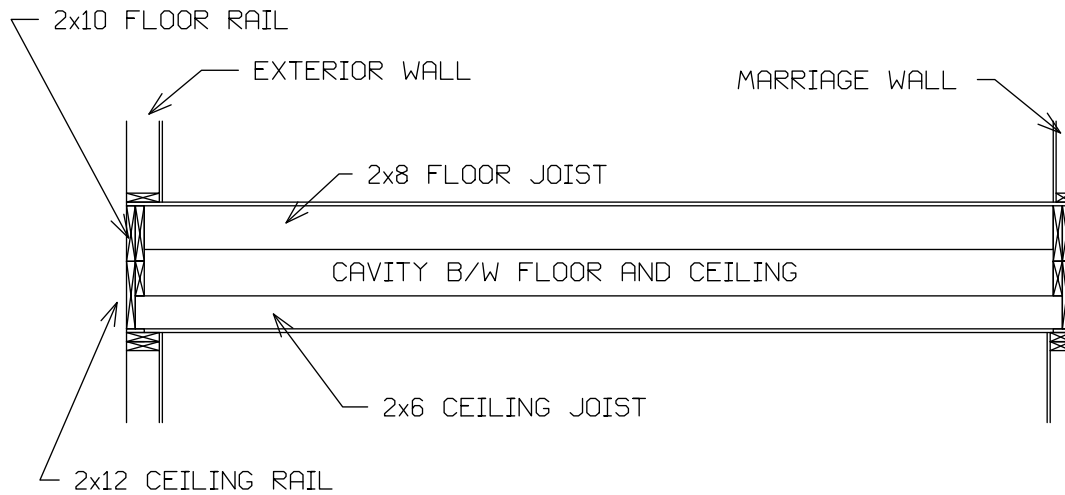
We estimate the cost for the above to be in the neighborhood of \$350.00. This cost estimate is based on:

1. "In-Plant" Material and labor for creating one draftstop per module on a typical two story - \$100.00.
2. Material and labor for the work necessary on-site to caulk all gaps, then reinstall, tape & mud the "module-wide" drywall access openings - \$250.00.

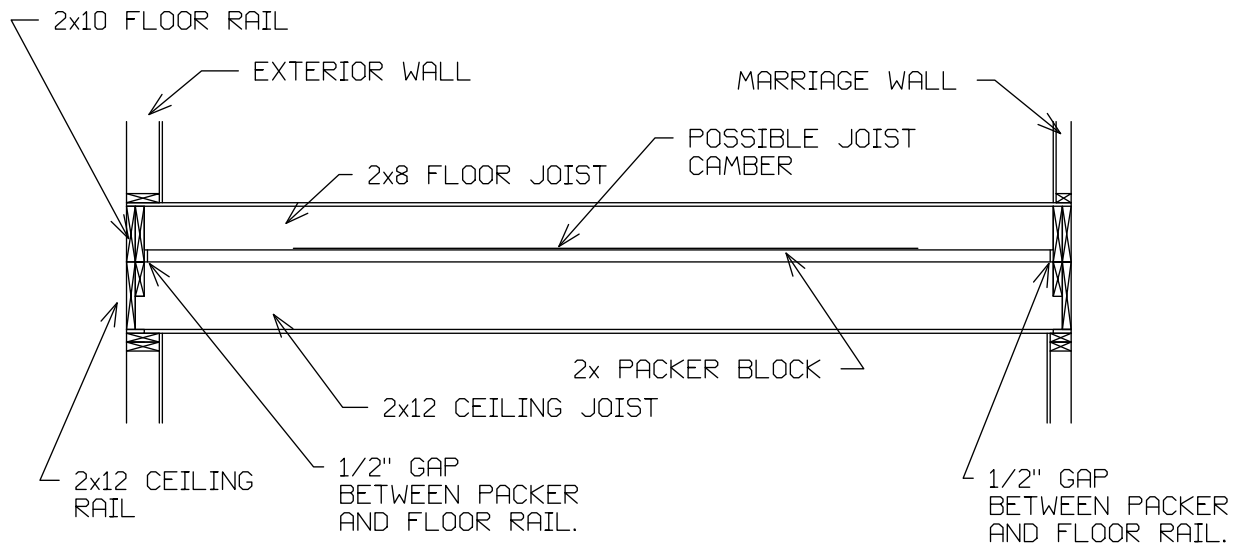
As explained above, this estimate is for (2) draftstops for a typical 2-story house (or 1 per module). Mr. Gallagher's proposal had expressed a desire to place draftstops to create "approximately equal areas". There will be occasions whereas the draftstop would NOT be centered on a module to avoid plumbing, HVAC, sprinklers, etc, hence, more than one draftstop per module would be necessary, thus driving the cost up further. The "approximately equal areas" portion of the draftstop limitation would need removed – if 500 sq ft is determined to be the "safe limit", then there is no reason for "approximately equal areas".

We of course still hold the position that this 500 sq ft draftstop modification is unnecessary and unfairly singles out modular construction. I do understand though your need for information, so it's our hope the above is helpful.

Thank you,
Richard W. Bird II
Corporate Engineering Manager



DETAIL #1
STANDARD FLOOR/CEILING DETAIL



DETAIL #2
FLOOR/CEILING DETAIL
WITH DRAFTSTOP JOIST

FLOOR / CEILING CONSTRUCTION

<p>MUNCY HOMES, INC. MUNCY HOMES DIVISION SUPERIOR BUILDERS DIVISION PREMIER BUILDERS DIVISION</p> <p>1567 Route 442 Highway, Muncy, PA 17756 (570)-546-5444 www.muncyhomesinc.com</p>	REVISIONS	DRAWN BY: <u> R.W.B. </u>	DRAWING NUMBER:
		DATE: <u> 3/07/2011 </u>	<h1>M-101</h1>
		SCALE: <u> 3/8" = 1'-0" </u>	
		COMP. DWG: <u> BCAD_details </u>	