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## **Multifamily Metal framed Assemblies**

Per 2025 CEC 160.1(b).2, the upcoming code change will have the metal-framed mandatory U-factor increase from 0.151 to 0.148.

While the change might seem minor at a glance, this will cause major issues with typical multifamily projects.Â

Firstly, corridor walls are typically 2x4-framed and unconditioned. These spaces are adjacent to the conditioned dwelling units and common spaces and thus will need thermal insulation per CEC 160.1(b).2. Typically, corridors barely meet the insulation as 2HR walls with 4 layers of 5/8 gyp and 24 O.C. framing.

The best U-factor for metal-framed corridor walls that only meet the current 2022 mandatory measures: 4 layers of 5/8 gyp with 24 O.C. R-15 cavity [0.151 U-factor]  
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Note that exterior walls that are structurally sound 16 O.C. for 2x6 R-21 16 O.C. will have an issue meeting these requirements with no stucco but just a metal clip exterior: 3 layers of 5/8 gyp with R-21 cavity [0.150 U-factor]  
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Please reconsider this change, as this will have a minor change to energy efficiency but will cause drastic issues for structural support with typical fire rating assemblies.