

cavity closers are omitted or wrongly constructed
 baffles are omitted from joints
 the cavity is too wide

Water will fail to drain from the cavity if:
 drainage holes are too small
 drainage paths are blocked with debris
 the cavity is blocked with insulation material
 internal flashings and gutters are incorrectly fitted or missing
 drainage of components (windows and doors) is not linked with drainage of the rainscreen

- Site testing

Site testing may be carried out during construction to check for good workmanship and consistent performance. Testing may also be carried out after construction to identify the cause of water leakage.

The hose pipe test is used for routine site testing for water penetration. The test is described in CWCT 'Standard and guide to good practice for curtain walls'. A full description of site testing is given in CWCT TN10 'Site testing for watertightness'. Testing should be conducted using a standard nozzle, standard water pressure and motion of the nozzle.

The test was developed for use on sealed joints but it may be modified for use on opening joints. In this case it is good practice to vary the nozzle pressure and not the motion of the nozzle.

Air leakage

Air leakage can lead to excessive heating bills, an inability to heat a building and uncomfortable draughts.

Allowable air leakage rates are given in Part L of the Building Regulations.

High rates of air leakage are symptomatic of poor installation. Walls that leak too much air are also likely to leak water as poor air seals impair the pressure equalisation of many walls and components.

High rates of air leakage are associated with unintentional openings in the air barrier. These openings will impair the acoustic properties of the wall and allow more sound into the building.

The main causes of unintentional air leakage are:
 incorrectly fitted air seal gaskets
 failure to seal windows and other elements to the air barrier of the surrounding wall
 Opening windows and doors that are not correctly adjusted and do not seal correctly

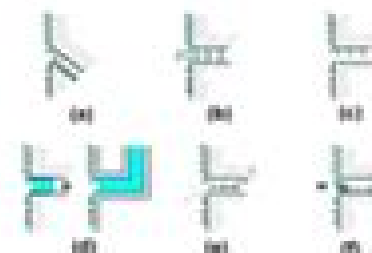


Figure 2.1 a) Gravity b) Kinetic c) Surface tension d) Capillary action e) Air driven f) Pressure difference

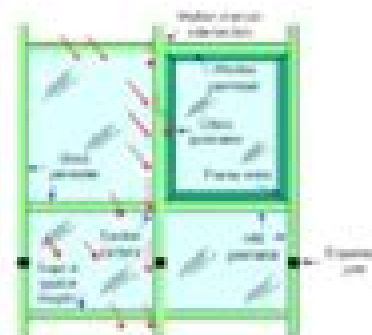


Figure 2.2 Potential leakage sites

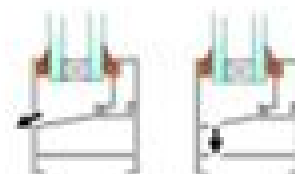


Figure 2.3 Drainage of window frames

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Minjie Lin



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Watts Pocket Handbook Trevor Rushton, 2016-03-31 Back in print for the first time in years the Watts Pocket Handbook renews its commitment to share industry knowledge by providing technical and legal information across a comprehensive spread of property and construction topics Compiled by the Watts Technical Director the Handbook provides specialist information and guidance on a vast selection of construction related subjects including Contracts and procurement Insurance Materials and defects Environmental and sustainability issues Watts Pocket Handbook remains the must have reference book for professionals and students engaged in construction building surveying service engineering property development and much more

The BPG Building Fabric Component Life Manual Building Performance Group Ltd, 2023-08-11 This manual provides a comprehensive source of building component life span and maintenance data for commercial and industrial building components following the same format as the ground breaking HAPM Component Life Manual for domestic buildings Each building component is allocated its own data sheet on which a number of generic descriptions are provided together with assessed life spans and maintenance requirements References to the relevant standards and codes of practice are also included

Design For Maintainability: Benchmarks For Quality Buildings Yit Lin Michael Chew, Ashan Senel Asmone, Sheila Maria Arcuino Conejos, 2018-03-20 With the motto of doing it right the first time this book focuses on spearheading the integration of designers constructors and Facility Management by providing easy to read tables summarising knowledge learned from past mistakes and maintainability benchmarks Based on the predictive preventive approach the tables serve to define acceptable standards in design construction and operation practices to ensure the standard and quality of design construction and maintenance practices for high maintainability at the outset of the planning design stage The text covers technical issues related to major components of a facility for basements wet areas fa ades common areas roofs and M E Related Link s

Sustainable Building - Design Manual, 2004-01-01 This first volume of Sustainable building design manuals focuses on policy and regulatory mechanisms and serves as a guide to policy makers and local authorities

Durability of Cladding P. A. Ryan, R. P. Wolstenholme, D. M. Howell, 1994 This report provides practical advice and guidance on the durability performance and problems associated with the use of organically coated metal cladding and composite panels It also provides extensive comment and analysis on aspects of design and detailing of cladding lifespan maintenance repair methods and risk of premature failure and workable solutions for potential problems

Building Regulations in Brief Ray Tricker, Samantha Alford, 2014-04-16 This eighth edition of the most popular and trusted guide to the building regulations is the most comprehensive revision yet It reflects all the latest amendments to Building Regulations Planning Permission and the Approved Documents A B C H K P Regulation 7 incorporating all amendments up to December 2013 including the changes to Leaflets L1A and L2A regarding the conservation of heat and energy in new buildings which came into effect April 2014 This new edition also contains details of the new national planning

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Coated Metal Roofing and Cladding M. S. Oliver,J. M. Albon,N. K. Garner,1997 Based on investigations across Europe and North America this report addresses the key areas of interest to architects engineers manufacturers installers and building owners Recommendations are given on the specification of appropriate materials including insurance and guarantee arrangements design guidance installation and maintenance and on the need for training of installers Areas requiring further research and standardisation are also identified

Progettazione e posa in opera di elementi di facciata Paolo Rigone,2014 World Architecture ,1992 Ajfocus ,2004 **The Architects' Journal** ,2000-03 **RIBA Journal** ,1997 Information Sources in Architecture and Construction Valerie J. Nurcombe,1996 The new edition first 1983 comprises 24 chapters each written by an expert in the field who describes sources and in addition provides instructions in methodology and hints on keeping up with advances in information Coverage includes architectural history conservation contracts and liability

The Structural Engineer ,1993 Glass ,1993 **Glass Technology** ,1960 **Handbook of Curtain Wall Construction** ,1957 **Standard and Guide to Good Practice for Curtain Walling** University of Bath. Centre for Window and Cladding Technology,CWCT.,1992 Glass and Metal Curtain Walls Canada Mortgage and Housing Corporation,Chris Makepeace,Canada. Public Works and Government Services Canada,2004-01-01 *Curtain Wall Design Guide Manual* American Architectural Manufacturers Association,1979

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