

## EXTERNAL WALLS & FINISHES



Externals



Fairfaced Masonry



Render



Cavity Trays



Curtain Walling and Cladding



Roof



Garages

## **EXTERNALS**

## FAIRFACED MASONRY

1 Soffits, fascias, gutters and down pipes to be complete, level and clipped. The example in the photograph must be applied to the full property.

EXTERNALS

- 2 Gas and electric meter boxes to be clean, undamaged, securely fixed and sealed.
- **3** Boiler flue clean, tidy and sealed, if possible lift the cover away from the exhaust to ensure it is correctly sealed and
- flue not to be extended (if unsure about this directive please seek further advice).
- **4** Expansion joints to the full property including boundary walls must be filled neatly and clean.







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Have you checked...



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Have you checked...



### BRICKS

- 3 Must not have significant cracks in the facing as chips and marks greater than 15mm in diameter.
- X State of the local division of the local div

Must be uniform and

finish and colour

including mortar.

2 Must not have

consistent in texture,

excessive colour banding

or large patches of

obvious brickwork of differing colour.



Must be inspected in daylight and from a minimum distance of 8m

The texture of the brick may vary due to the type of brick used.



bricks or damage, such





5 Some bricks have a natural split face) therefore, some discretion is advised.



FAIRFACED MASONRY

## FAIRFACED MASONRY

### MORTAR

- Allowance of some mortar blemishes on individual masonry units are acceptable, but must be mostly uniform throughout.
- 2 Allowance of some variation in the texture, finish and colour of mortar, in individual masonry units and generally over the wall.







Must be inspected in daylight and from a minimum distance of  ${\bf 8m}$ 





Have you checked... **BRK:** 61, 88



Adequately straight on plan, with a ±5mm maximum deviation in any length of wall up to 5m and with a tolerance of ±4mm per storey height (approx. 2.5-3.0m).

to 5m high.











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FAIRFACED MASONRY

## FAIRFACED MASONRY

## **FAIRFACED MASONRY**



### EFFLORESCENCE

- A consequence of drying out may be the appearance of a white deposit on walls called 'efflorescence'. This is caused by natural salts coming out of the wall materials and is quite common, not harmful and generally disappears over time.
- 2 To reduce the risk of efflorescence, newly erected masonry must be covered. This also prevents the mortar being washed out of the joints by rain and stops masonry becoming saturated.













FAIRFACED MASONRY

## FAIRFACED MASONRY

### BRICK CORBELLING

- 1 Solid bricks must be used for corbelling. Bricks with cut out frogs (holes) are not appropriate for corbelling use.\*
- 2 Brick corbelling is a design feature, therefore must be built to the exact design to ensure stability.





### EXPANSION JOINTS

- Where possible, joints must be hidden in corners, or behind rainwater pipes, and:
- Run the full height of 1 the superstructure masonry wall
- 2 Continue from those provided in the substructure to the superstructure (movement joints may be needed in the superstructure and not in the substructure, providing suitable allowance is made for relative movement)

Each Business Unit's (BU) Structural Engineer may vary from Building Control, however any information regarding any modification must be available on site.

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\*Diagram is only used for guidance.



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# FAIRFACED MASONRY

**3** Movement joints must be included in long lengths of walling to reduce unsightly cracking, and detailed so that stability is maintained

4 Dense block and brick = normal spacing 7.5m – 9m. External brickwork expansion joints = Normal spacing 12m (max. 15m).





## **CAVITY TRAYS**

- Render must be consistent in texture, finish and colour.
- 2 Cracking to render may occur and does not impair the performance of the render. Cracking must not be greater than 0.2mm in width.

equal spacing blocks

- reference line

5m

7/////

section

- 3 Patching and other repairs in the render may be visible but must not be unduly obtrusive.
- 4 Window and door openings must follow the same tolerances as fairfaced masonry finishes.

Each BU's Structural Engineer may vary from Building Control, however any information regarding any modification must be available on site.

5 Ensure manufacturers specification and design is followed, particularly for any reinforcement.

Did you know? Some hairline cracking and crazing is likely to occur. Such cracking and crazing must not impair the performance of the render.

- 1 Stepped flashings must be parallel with the roof line, as per below detail.
- 2 Lead work must be coated with patination oil, which is a surface lead carbonate from of Lead Sheet and ultimately helps prevent staining to adjacent materials.







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### LEAD WORK

treatment that prevents forming on the surface



4 All flashing and lead work must be finished neatly and to a consistent standard throughout the home.





## **CAVITY TRAYS**

## **CAVITY TRAYS**





### Did you know?

Weep Holes have 2 key purposes: 1. Allow moisture to escape to the external leaf. 2. In partial fill cavities to allow an air flow.





Did you know? To prevent staining, weep holes must be of a type which restricts the entry of wind-driven rain.



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Have you checked...







3 Check site specific details.

render returned and sealed at the window head

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## **CURTAIN WALLING** AND CLADDING

### CURTAIN WALLING

- 1 Curtain walling should be within reasonable tolerances and appearance for the materials.
- **2** The install needs to be signed off by a competent contractor and should be constructed as per design.
- **3** A maximum deviation of ±2mm in any storey height or structural bay width, and ±5mm overall, unless otherwise specified in the design.



## **CURTAIN WALLING** AND CLADDING

### BRICK SLIP CLADDING

Brick slip cladding must meet the following criteria: 1 Reasonable tolerances 2 Must be uniform and and appearance for consistent in colour the materials. including mortar. 5 Bricks must be clean Must not have 4 excessive colour banding and free from mortar or large patches of splashes. obvious brickwork of differing colour.



### TIMBER CLADDING

weathering may cause over time, to develop a silver / grey colour.



- 2 The effects of normal

Have you checked...

Variation in colour may

occur in uncoated timber

exposed to the weather,

and the rate and extent

may vary.



1

### **BRK:** 61

- RAINSCREEN CLADDING
- 1 It should be within reasonable tolerances and appearance for the materials.
- 2 The install needs to be signed off by a competent contractor and should be constructed as per design.
- **3** A maximum deviation of ±3mm in any storey height or structural bay width, unless otherwise specified in the design.

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3

Must not have significant cracks in the facing bricks or damage, such as chips or marks greater than 15mm in diameter.

certain uncoated timber



CURTAIN WALLING AND CLADDING

## ROOF

- Roof tiles, ridges and roof vent tiles are complete with no cracked or slipped tiles, it is important to check all elevations during the inspection.
- 2 Must not have excessive colour banding or large patches of obvious tiles of different colour.
- 3 Dry verge and ridges fixed correctly and look straight and clean.

### TILE HANGING

- Panels should be reasonably uniform in appearance, particularly in abutments, and may vary in colour and size depending on the manufacturing process.
- 2 Lead flashings and stop end details are
  - to be present and formed neatly.







## **GARAGES**

- Garage doors are to be opened / closed and locks checked to ensure they are a good fit. The doors need a visual check to ensure that they are free from excess paint, rust and dents.
- 2 Garage floor is to be clean and reasonably level.
- **3** Light fittings, switches and sockets are to be clean, level and tested. Any conduit is to be level and clean. Exposed cables are to be clipped and level, giving a tidy finish.
- 4 Internal garage walls are to be complete with a smooth, level and clean finish. If the garage has exposed block / brick then any excess mortar must be removed and brick work is to be tidy.
- 5 Fire mastic is to be complete and any gas pipes are to be level and clearly identified using appropriate labelling.
- 6 Garage ceiling and any coving is to be sealed, finish and painted.







GARAGES

8

complete with a smooth

7 Consumer unit is to be level, lockable, clean and have the appropriate labeling in place as shown.

> Cracks up to 2mm wide, in unplastered blockwork walls may be evident due to thermal movement and shrinkage.

