

IMPORTANT NOTICE:

To all architects, designers, engineers, builders, bricklayers and building officials.

SUBJECT: The Installation of R.A.B's and Brick Veneer

It has come to our notice that in some instances, brick ties are not being correctly installed on timber framing, that are covered by a R.A.B (Rigid Air Barrier). This is about seismic performance and securing a heavy weight cladding.

The issue I refer to, is the length of the screw used to install the brick ties, which is a standard 35mm x 12g screw. To the best of my knowledge, it is not technically the length of the screw that has been tested, but its ability to resist being withdrawn. Having said that, we can state that this 35mmx12g screw has met the required parameters, and therefore we know this length of screw and gauge complies. In other words, the screw needs to be embedded into the timber framing to a depth of 35mm.

As soon as a R.A.B is specified and installed on a new timber structure, the above 35mm depth is compromised. Standard R.A.B boards are 6mm thick, meaning the brick tie screw is 29mm into the timber framing. When Winstones introduced there new 13mm thick 'Weatherline' R.A.B system, this meant the standard 35mm brick tie screw was only 22mm into the timber, not the required 35mm. This is an alarming situation that I am confident in stating, has been ignored on projects throughout NZ since the introduction of the Weatherline product. Recently in Wellington the brick veneers on four large apartment blocks had to be removed and relaid at significant cost, when someone raised this non-compliant issue.

Our advice to all involved is, apart from adding this information to your specification, ensure the following information box is clearly placed on all architectural drawings showing brick veneer, and its associated detailing.

IMPORTANT – BRICK TIES

Where R.A.B boards are to be installed on the framing, the length of the brick tie screws must be a minimum of 50mm x 12g.

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