Preventing interstitial condensation

The following is to be noted in conjunction with the SureCav BBA certificate. Download here

The BBA certificate for SureCav (attached) states that the cavity must be ventilated.

"Interstitial Condensation":
9.2 It is essential that the cavity behind the panel is drained and well ventilated to the outside with openings equivalent to 1500 mm2·m–1. This ventilation can be provided by air bricks, air vents, open brick perpends and weep holes at cavity trays. The panels must be cut accordingly to accommodate these openings, but care should be taken to minimise the risk of rain ingress. For timber-frame walls, the openings should be below the lowest timber. Timber-frame walls must also include a VCL (vapour control layer) and a breather membrane.

This equates to ventilation being provided at a min. rate of 1500mm2 per metre run and can be achieved by:

- Air brick: The Cavity Trays 'Cavibrick' has a free airflow 7,500mm2, so would need to be placed approx. every 5 metres

- Air/Weep vents (perp vents) at low level, high level and at lintels, placed at appropriate centres based on the free airflow of the vent. For example, the Cavity Trays Euroweep-vent has a free airflow of approx. 300mm2 so would need to be installed at DPC/tray level and at soffit level at 600mm centres and to include ventilation at lintels

- Ventilation can also be supplemented by leaving 100mm gaps in the cavity closer/cement board at 3000mm centres, at the head of the cavity. Make sure the gaps are covered with insect mesh. In conjunction with perp vents at DPC level, this will provide at least 1500mm2 cavity ventilation . See drawings here

IMPORTANT: Always ensure a corresponding slot matching the vent aperture is cut through the SureCav panel