

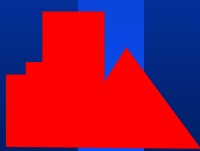
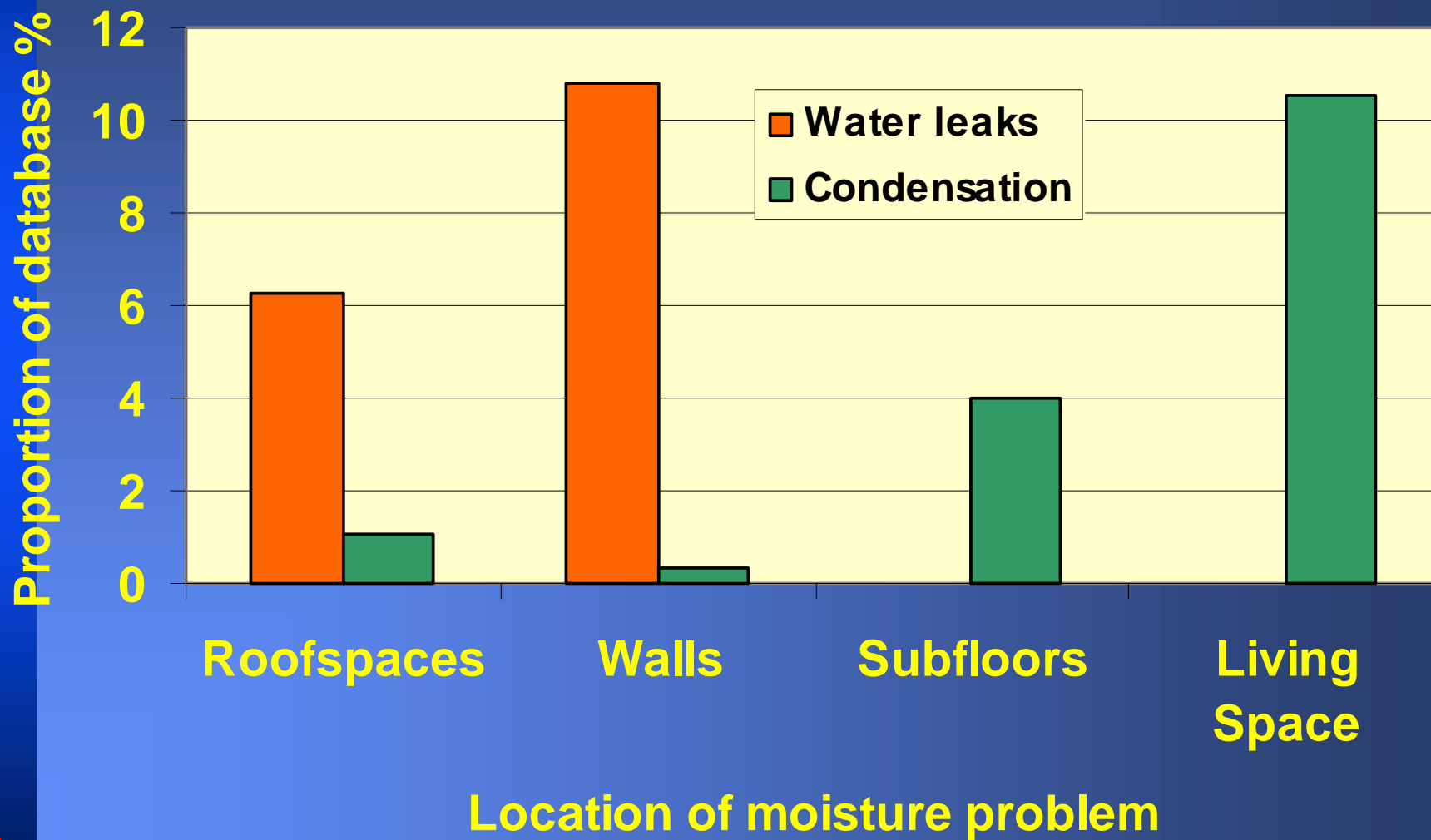
Managing water leaks



M Bassett



33% of site visits involve water leaks or condensation

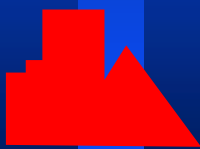
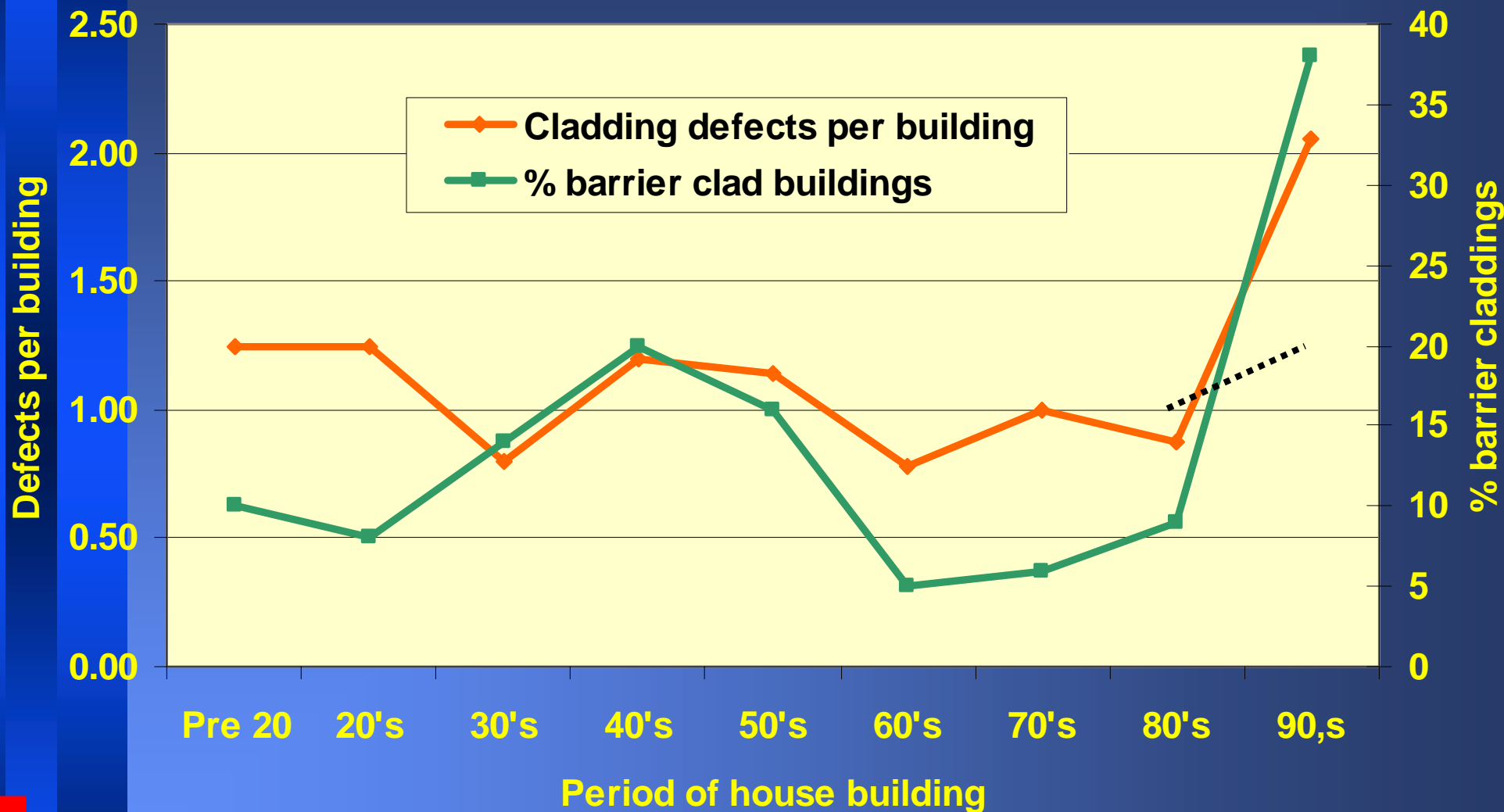




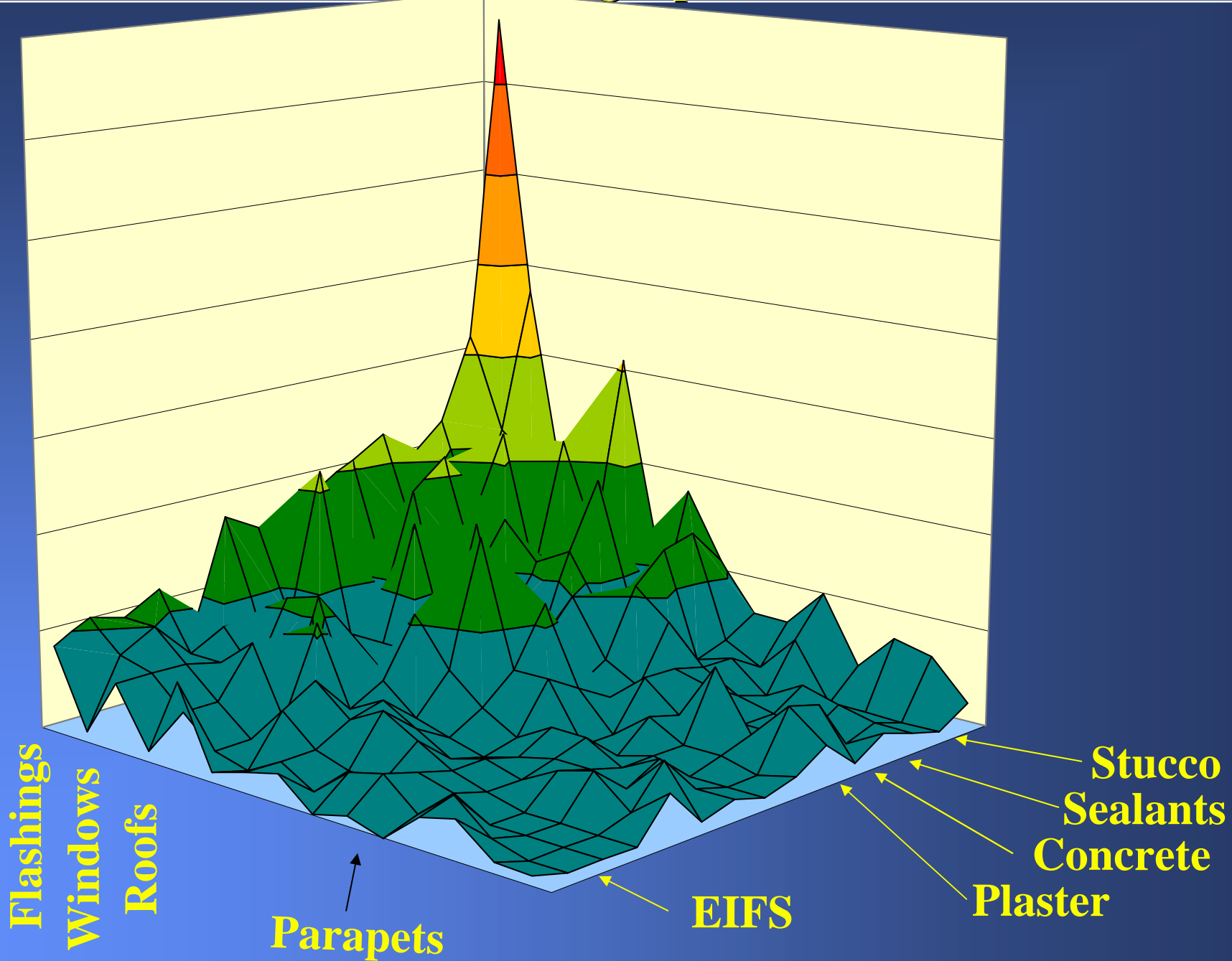


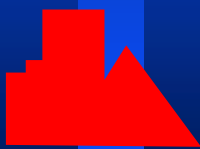
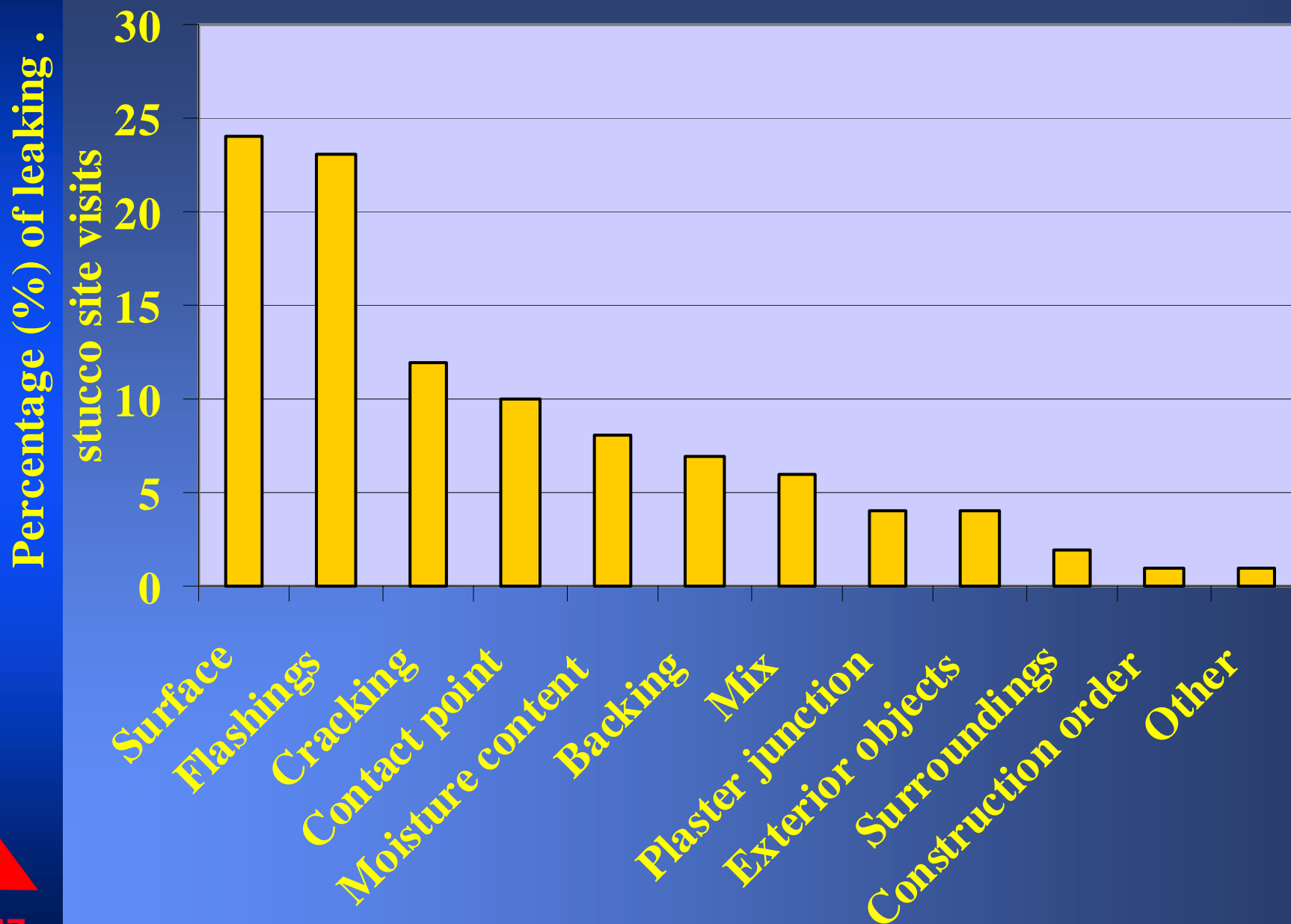


Trends in defects and cladding types

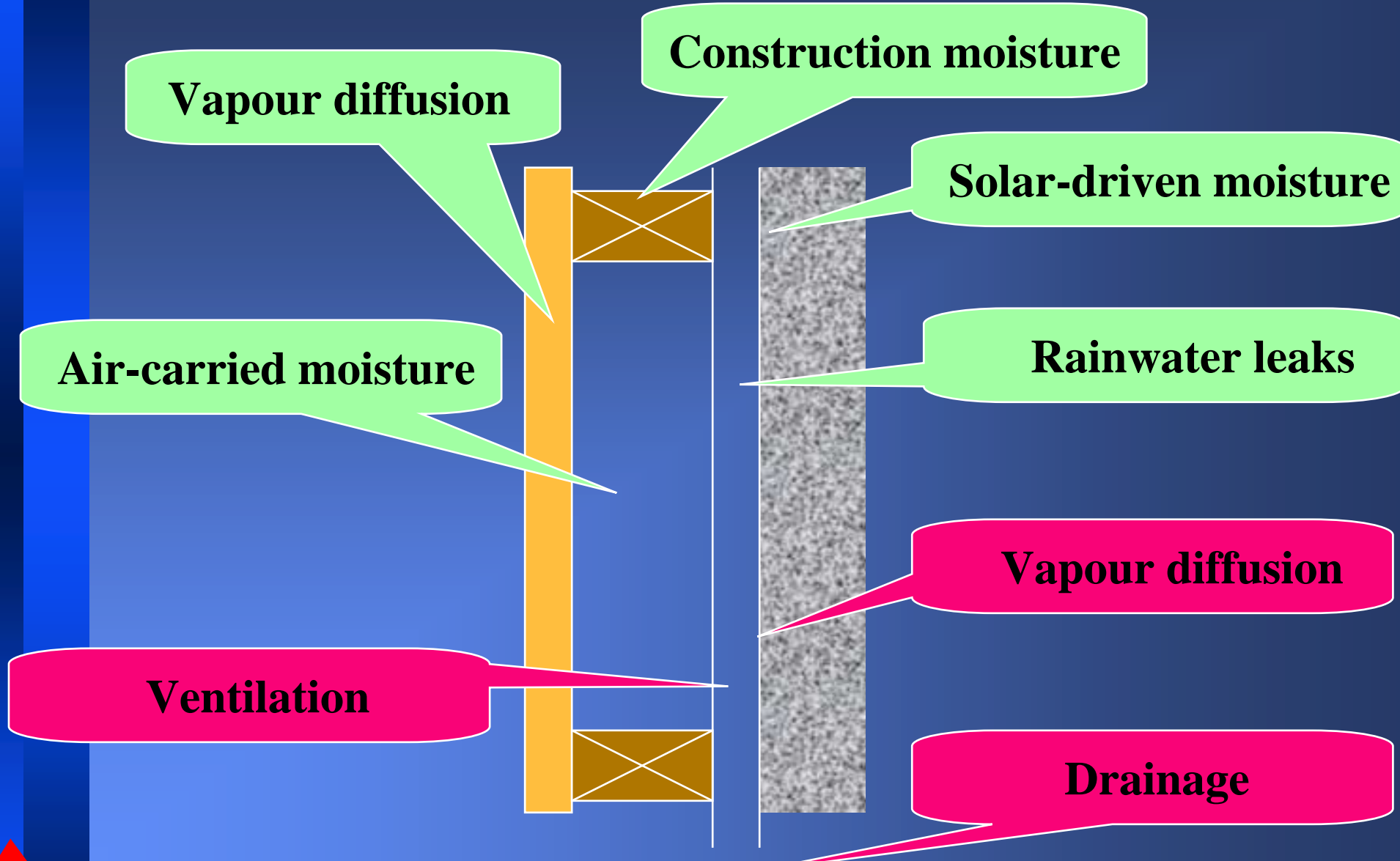


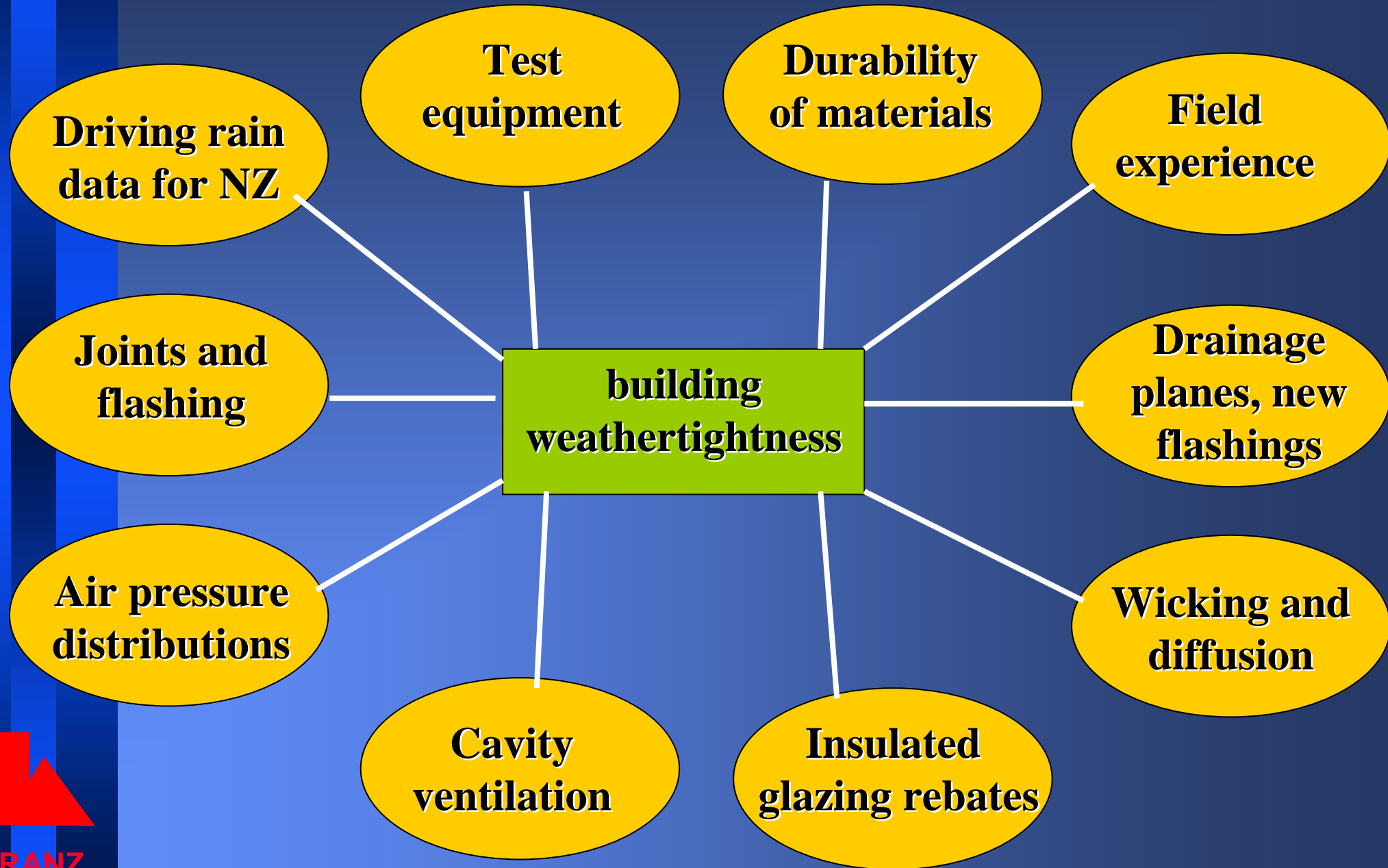
Weathertight problem site-visits





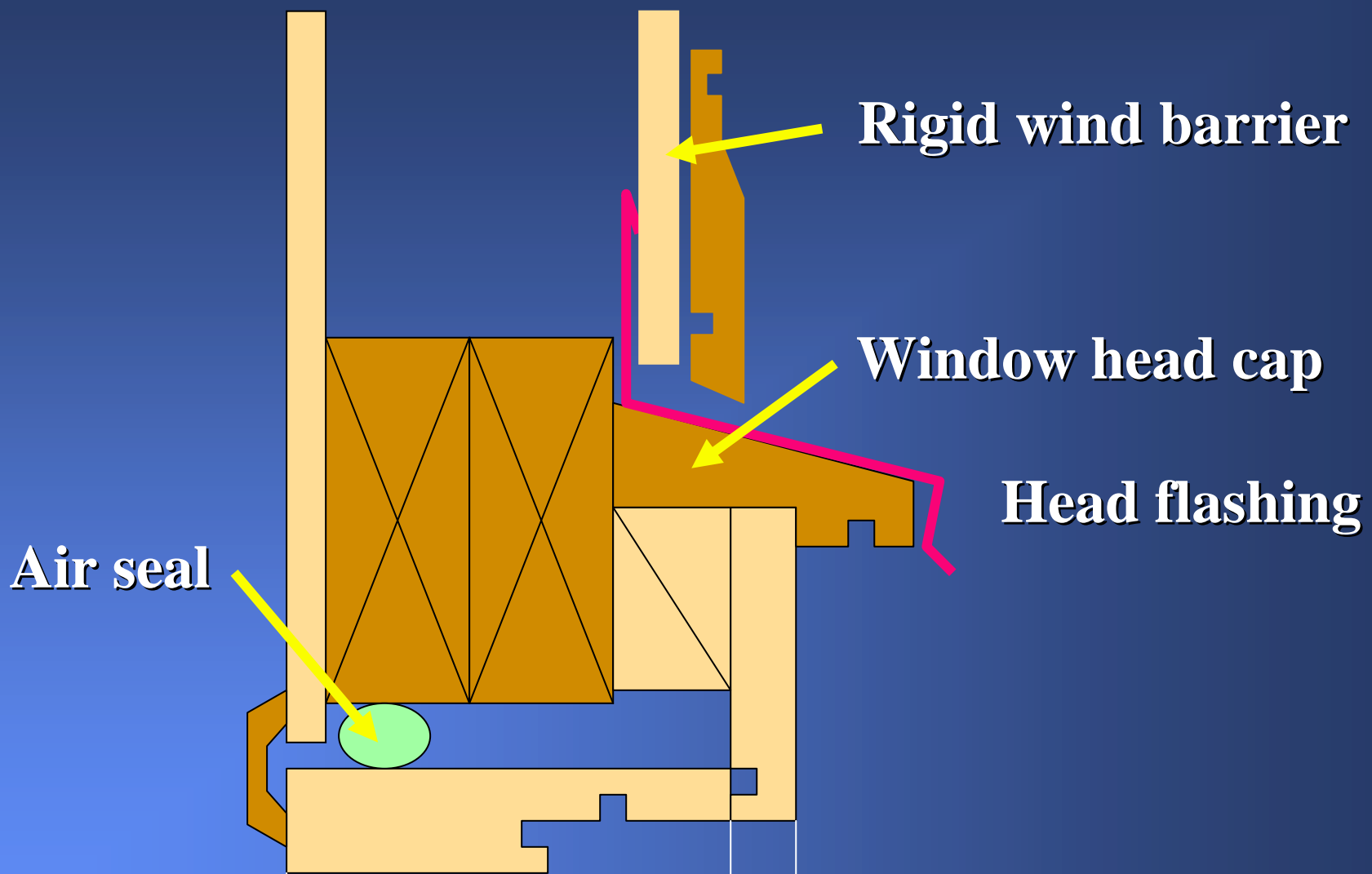
Moisture balance concept

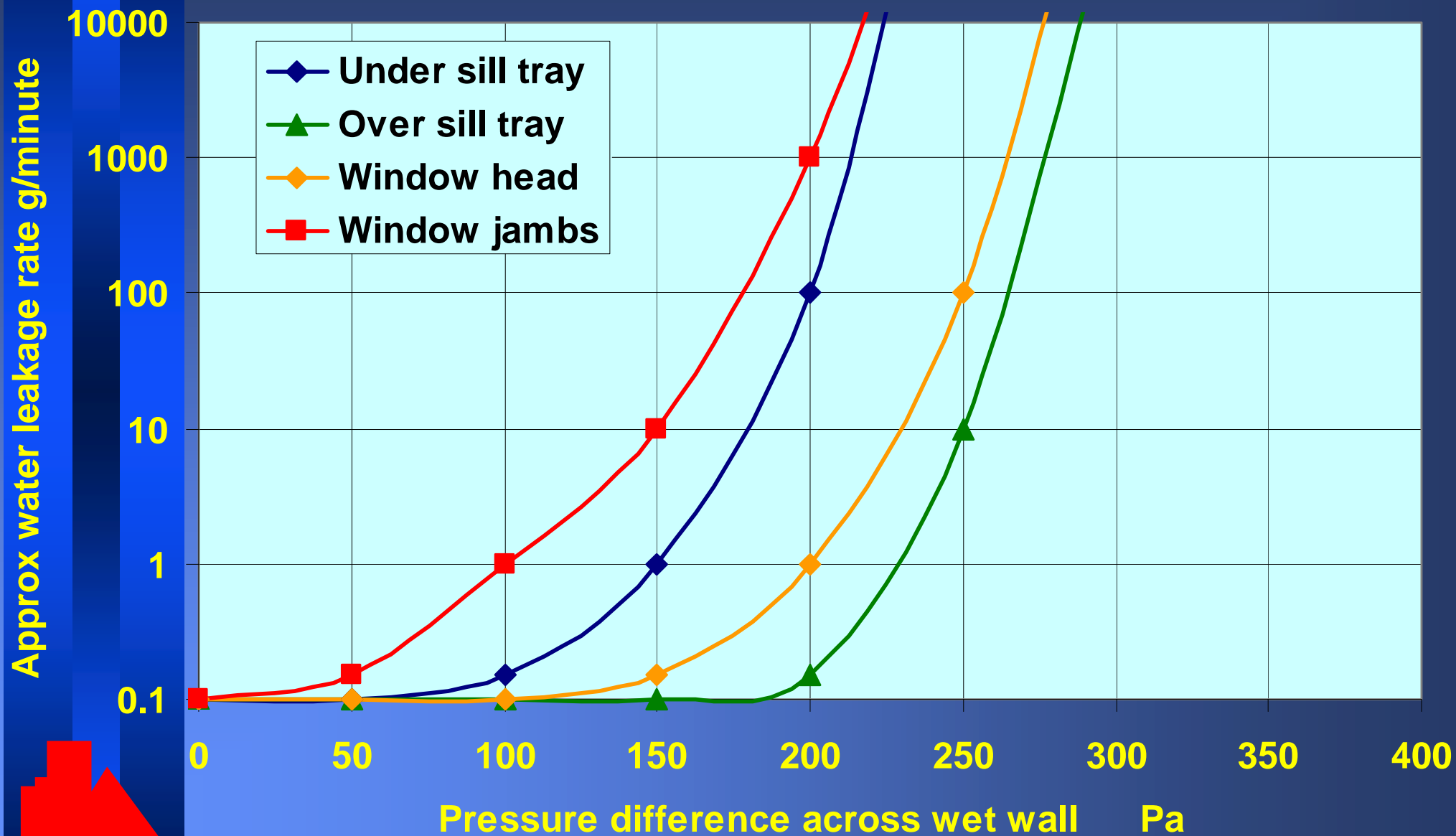




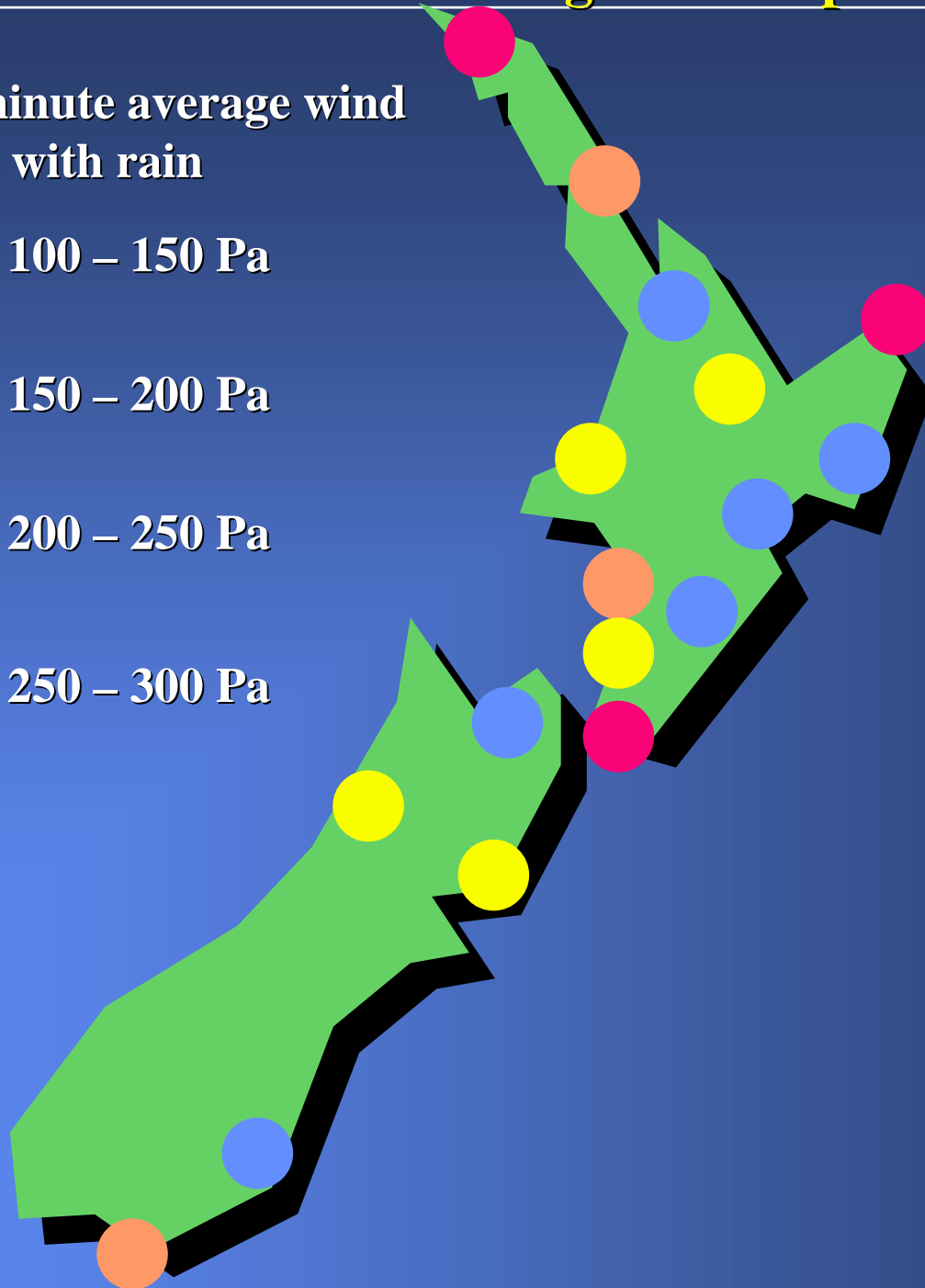


Timber window head - All wind exposures

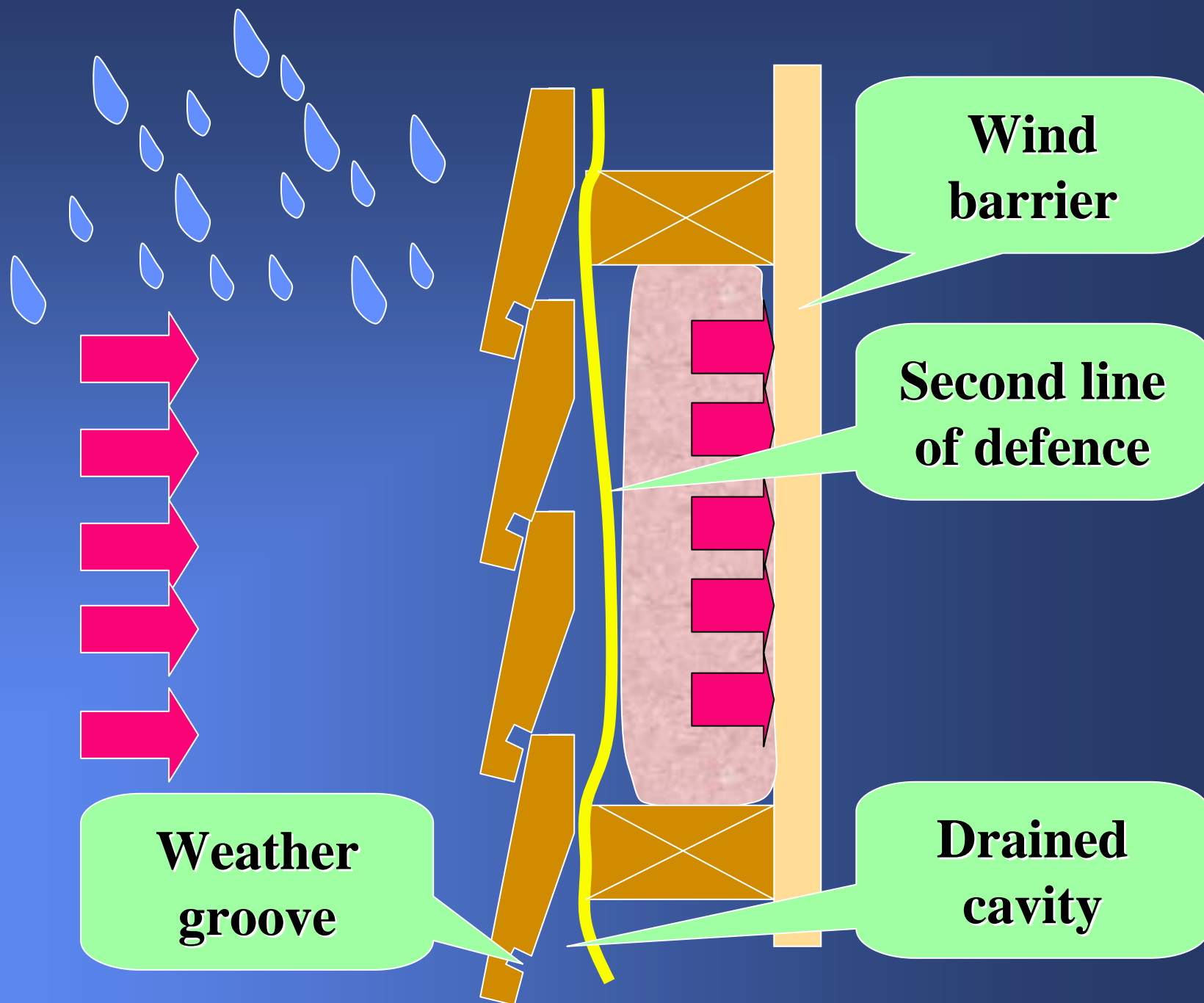


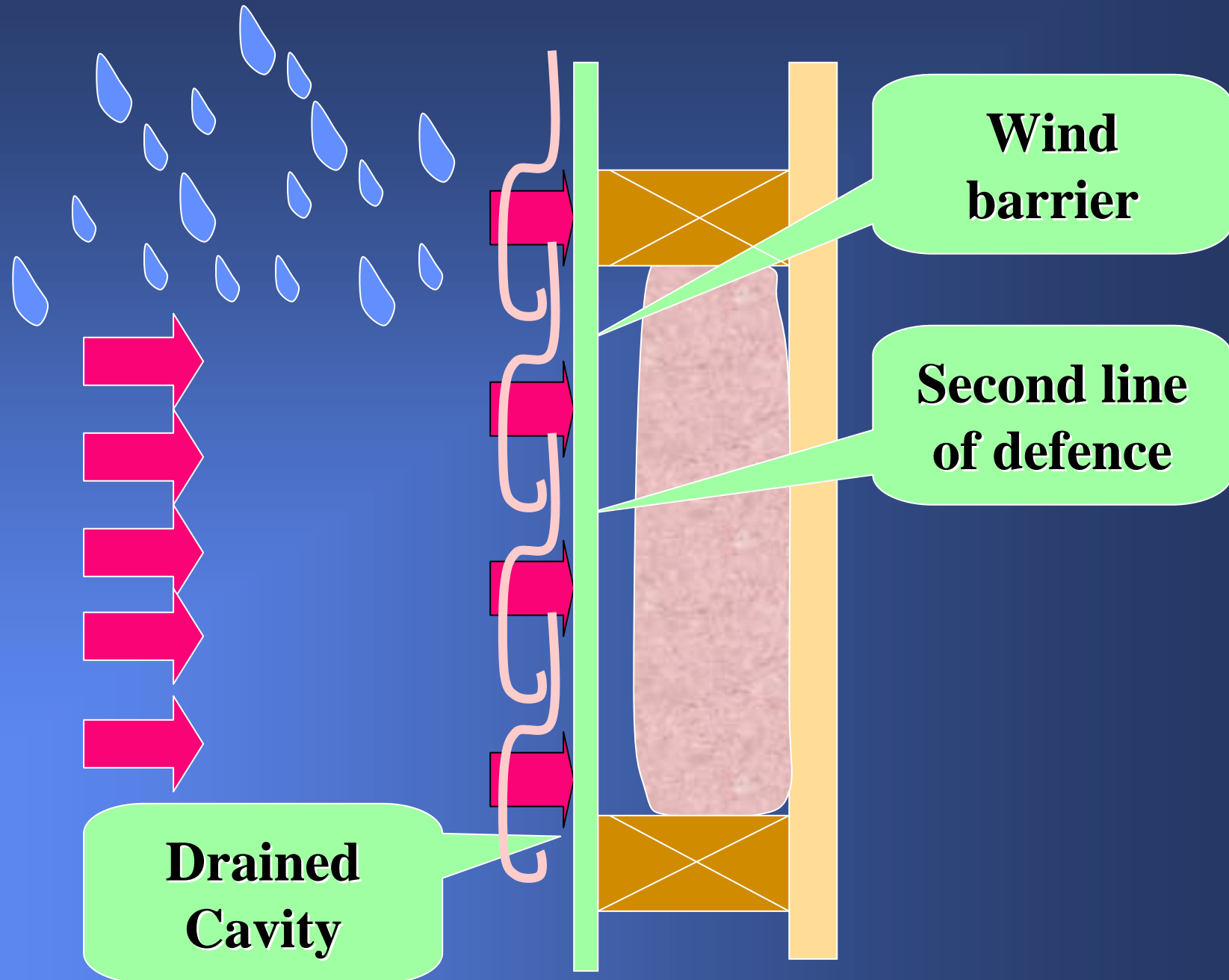


6 month return 10 minute average wind pressures coincident with rain

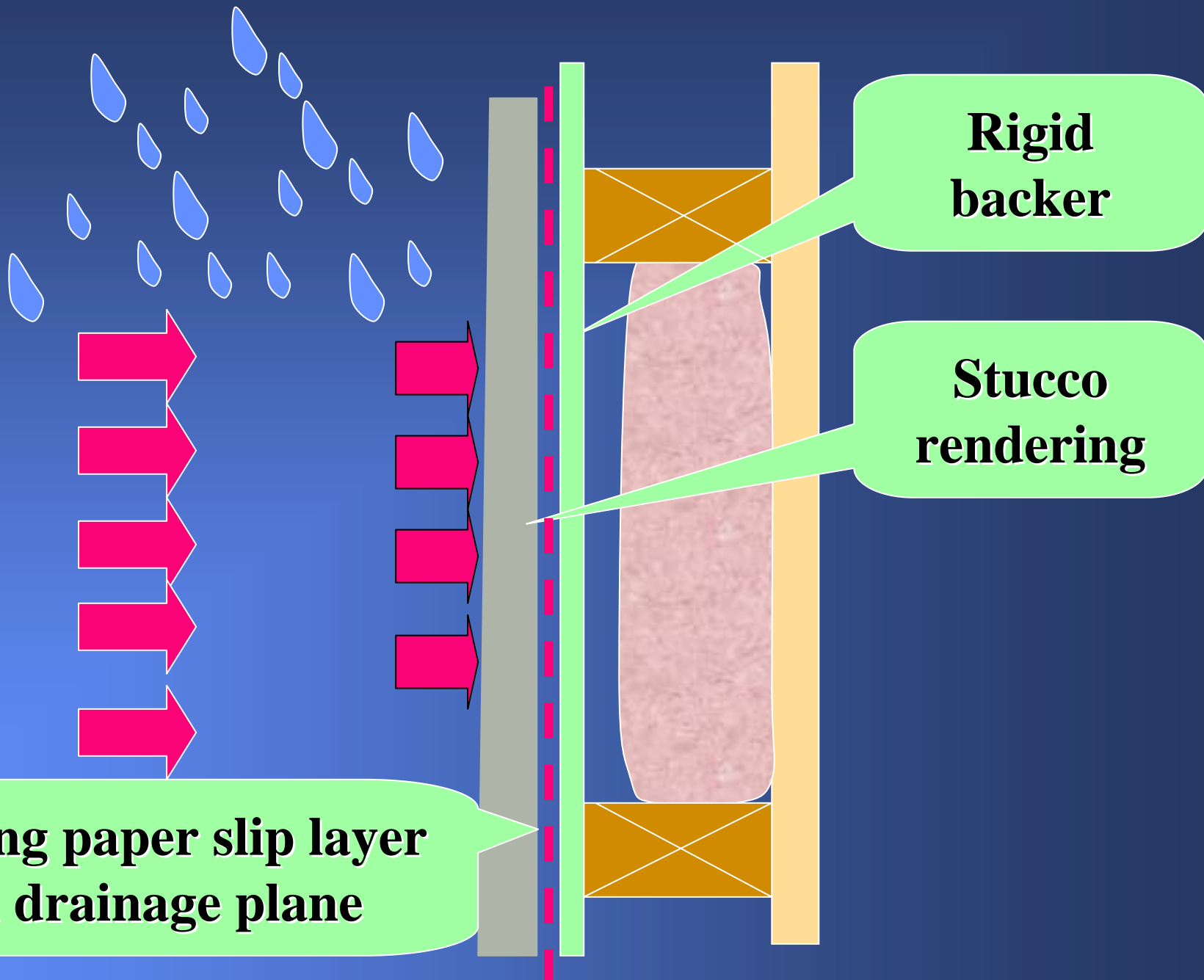








Stucco with drainage plane solution



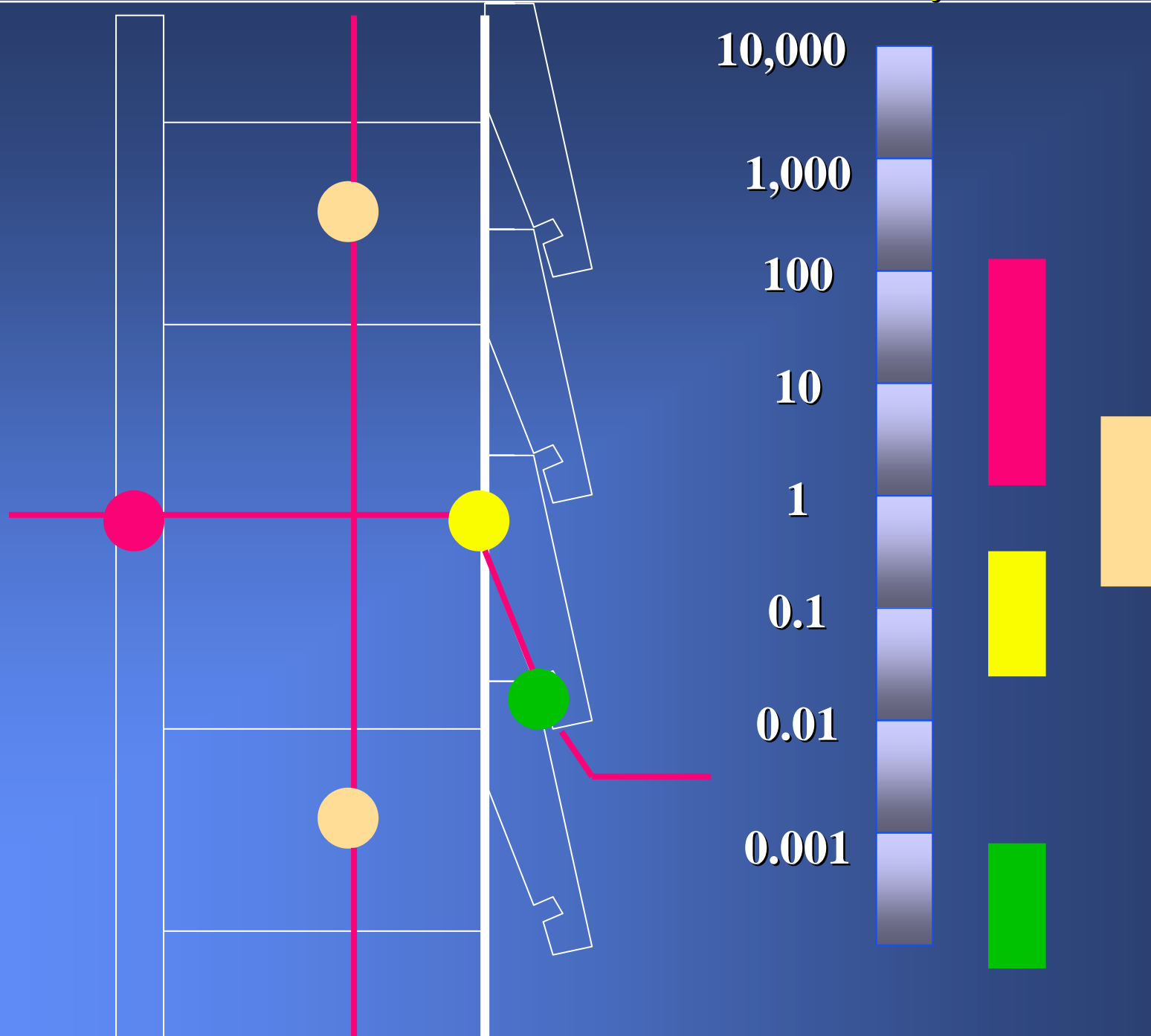
Rigid backer

Stucco rendering

Building paper slip layer and drainage plane



Airflow resistances in cavity walls





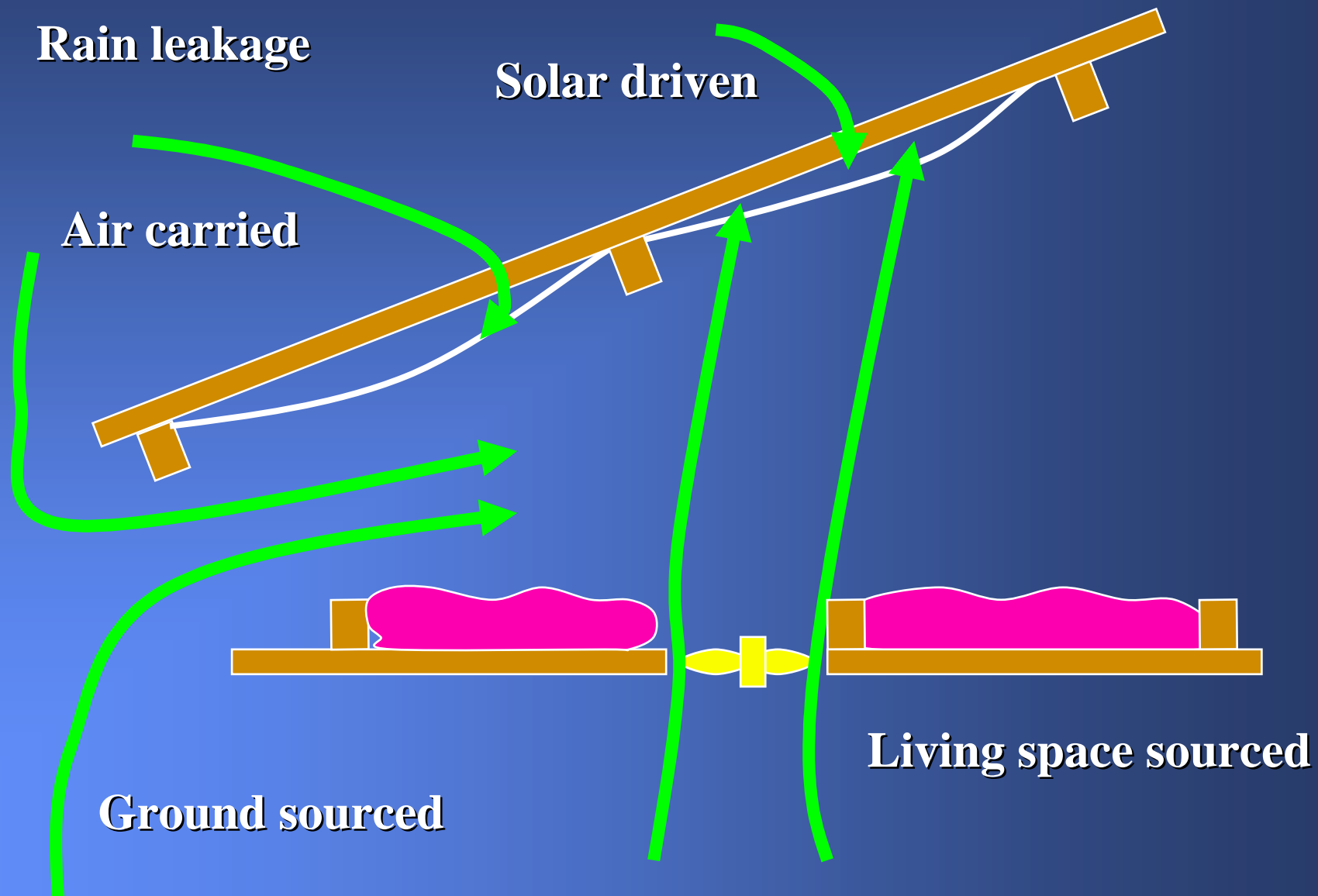


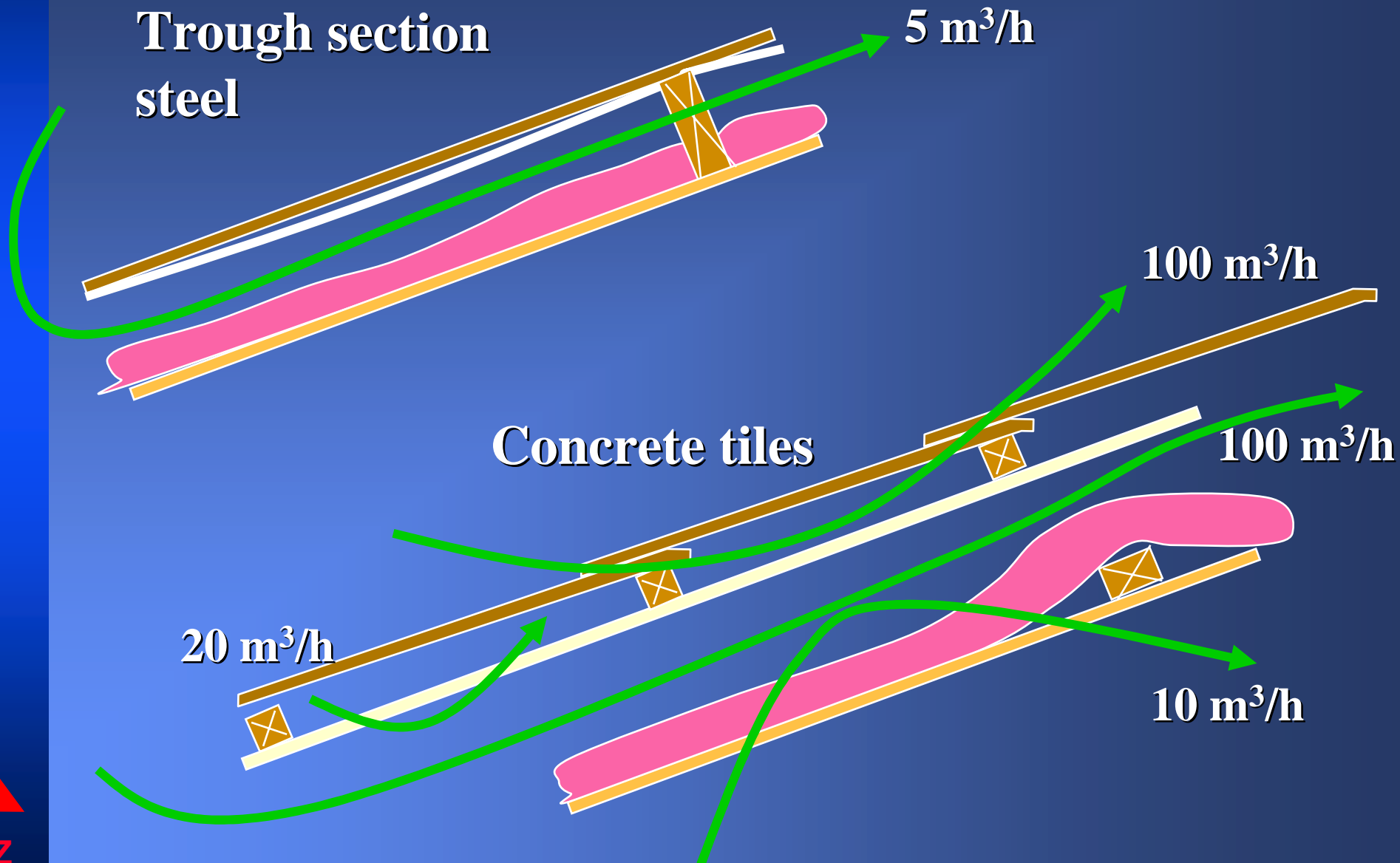
Weathertight Buildings 2002

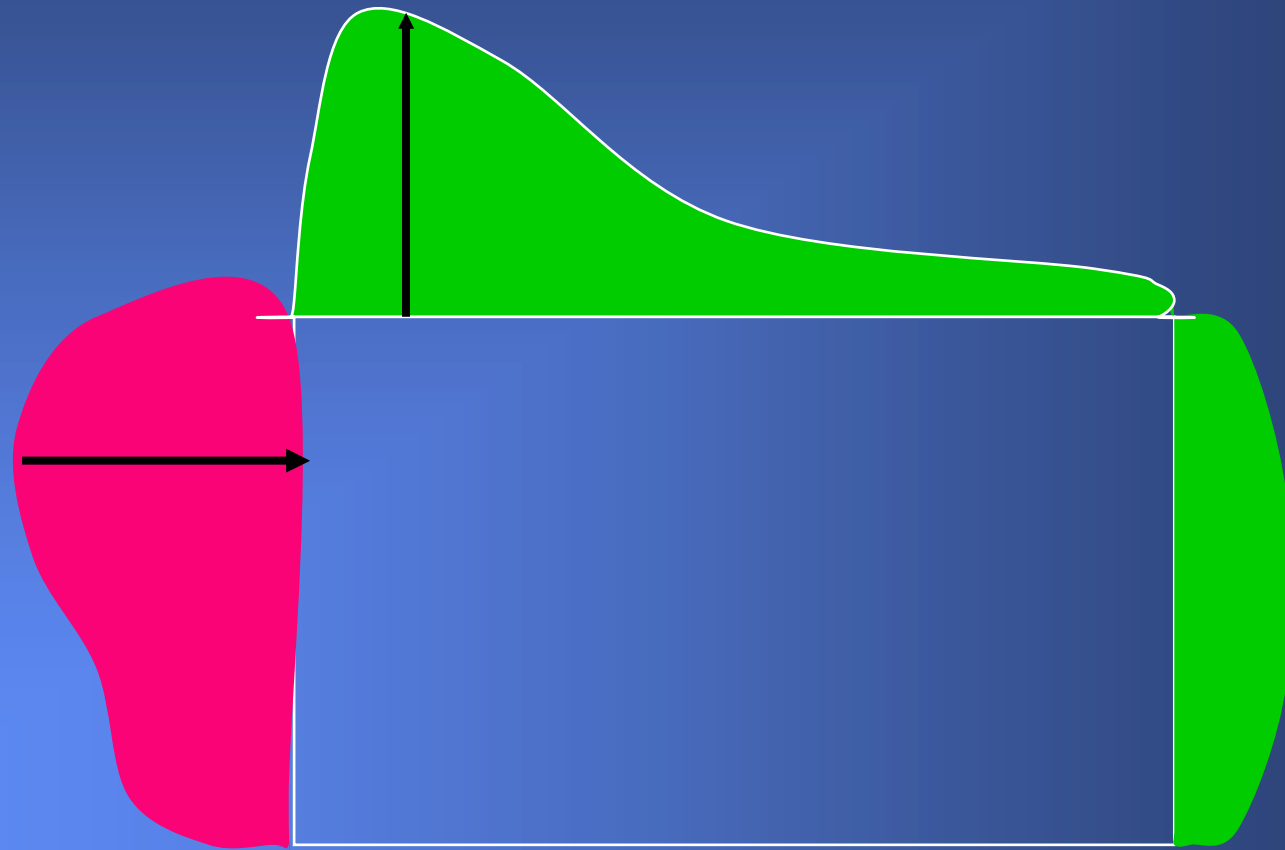


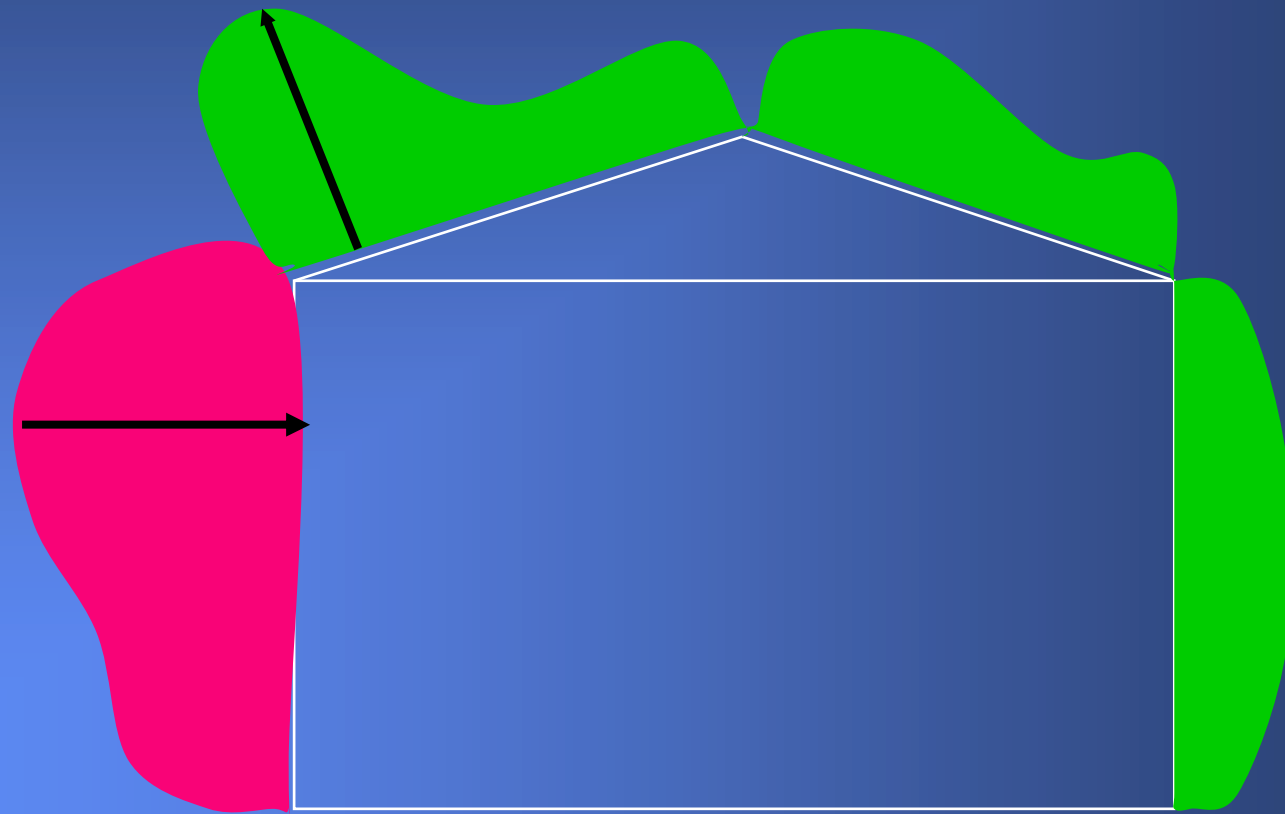
BRANZ

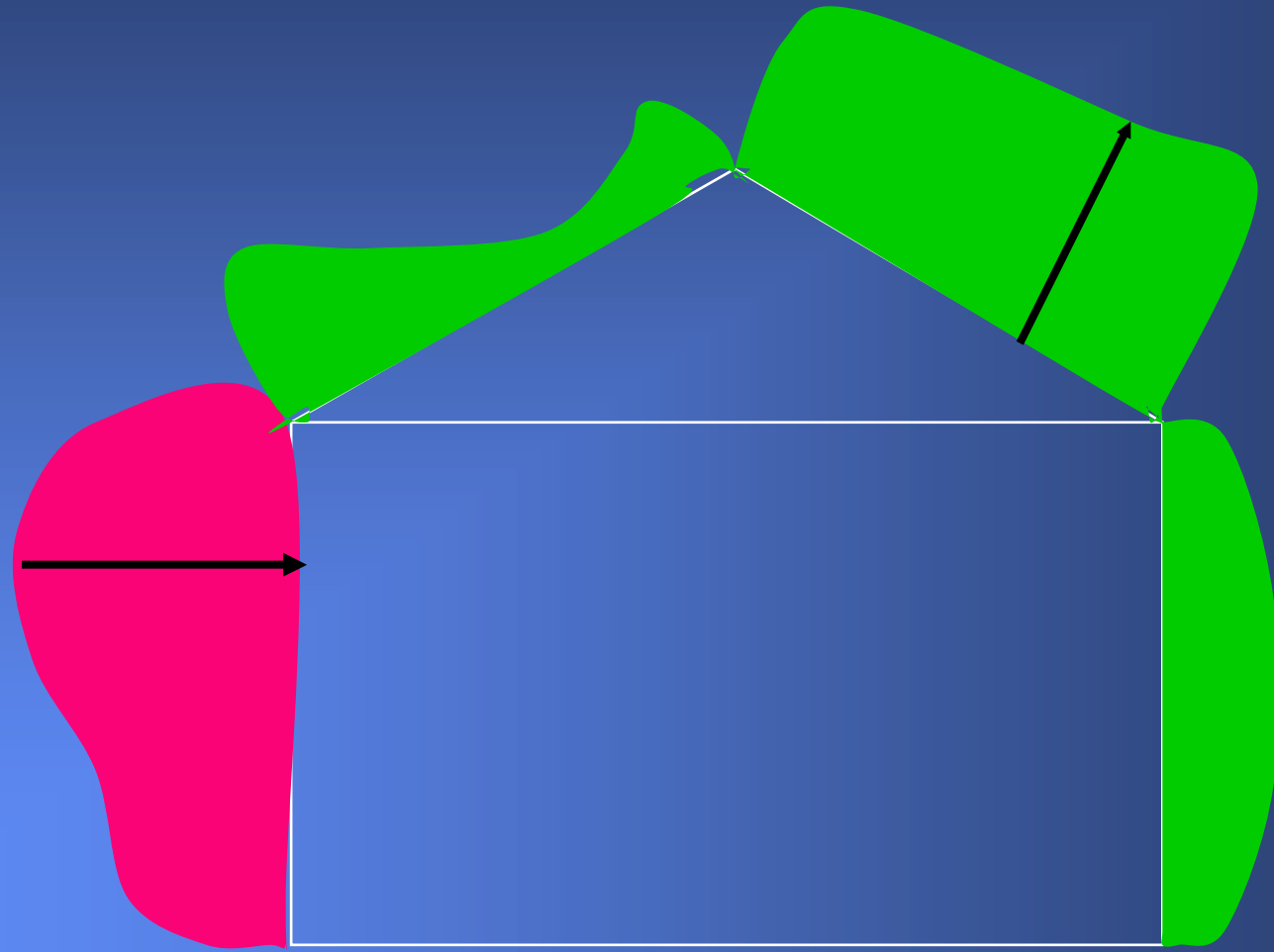


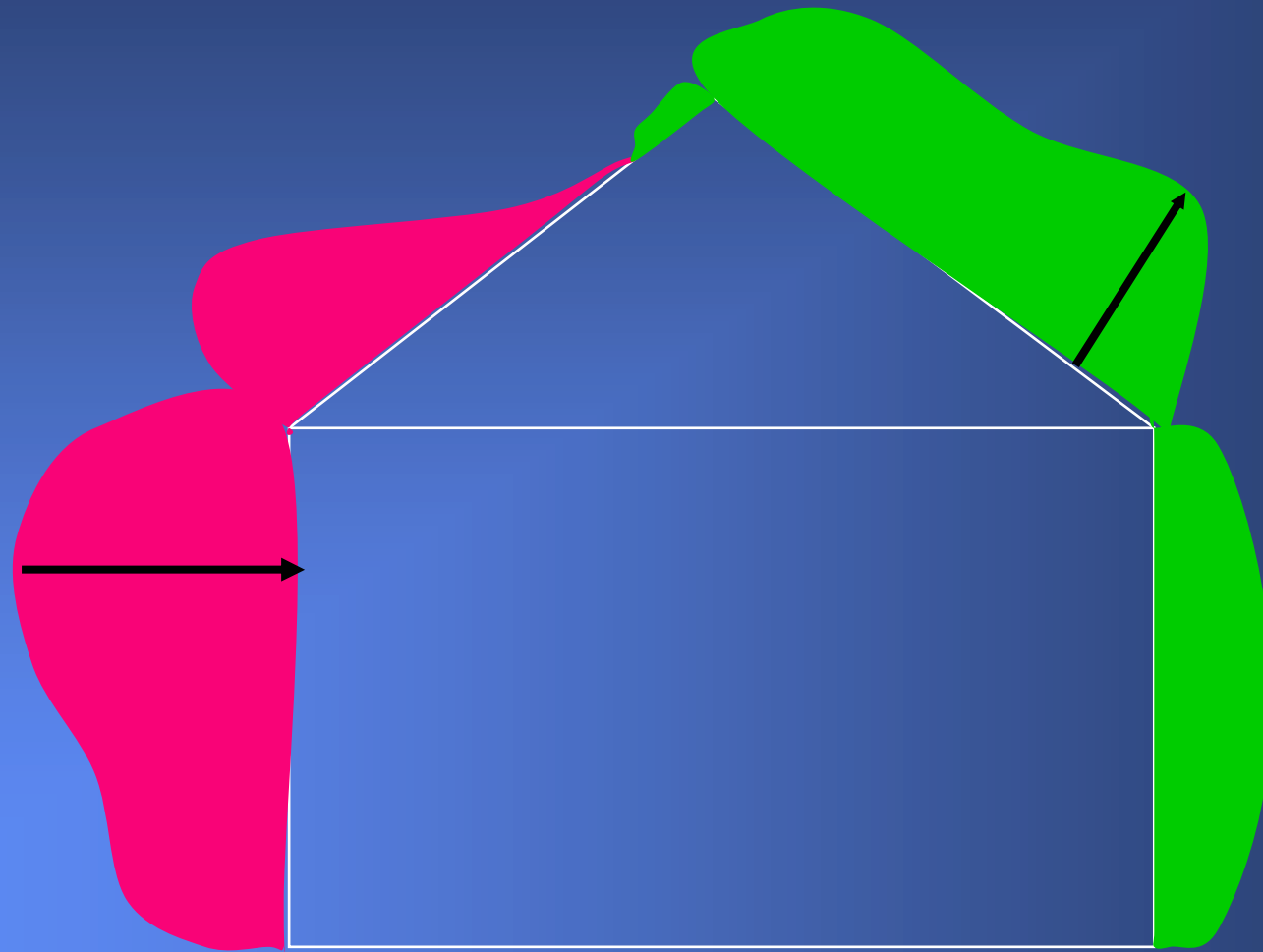
















Barrier claddings stand out as more of a problem in building failure studies.

Some remnants of a second line of defence remain eg building paper, but we need to upgraded this to a proper moisture management system.

No analytical basis for weathertight design but we are working on it.

