

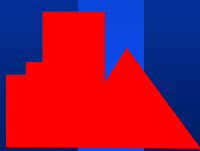
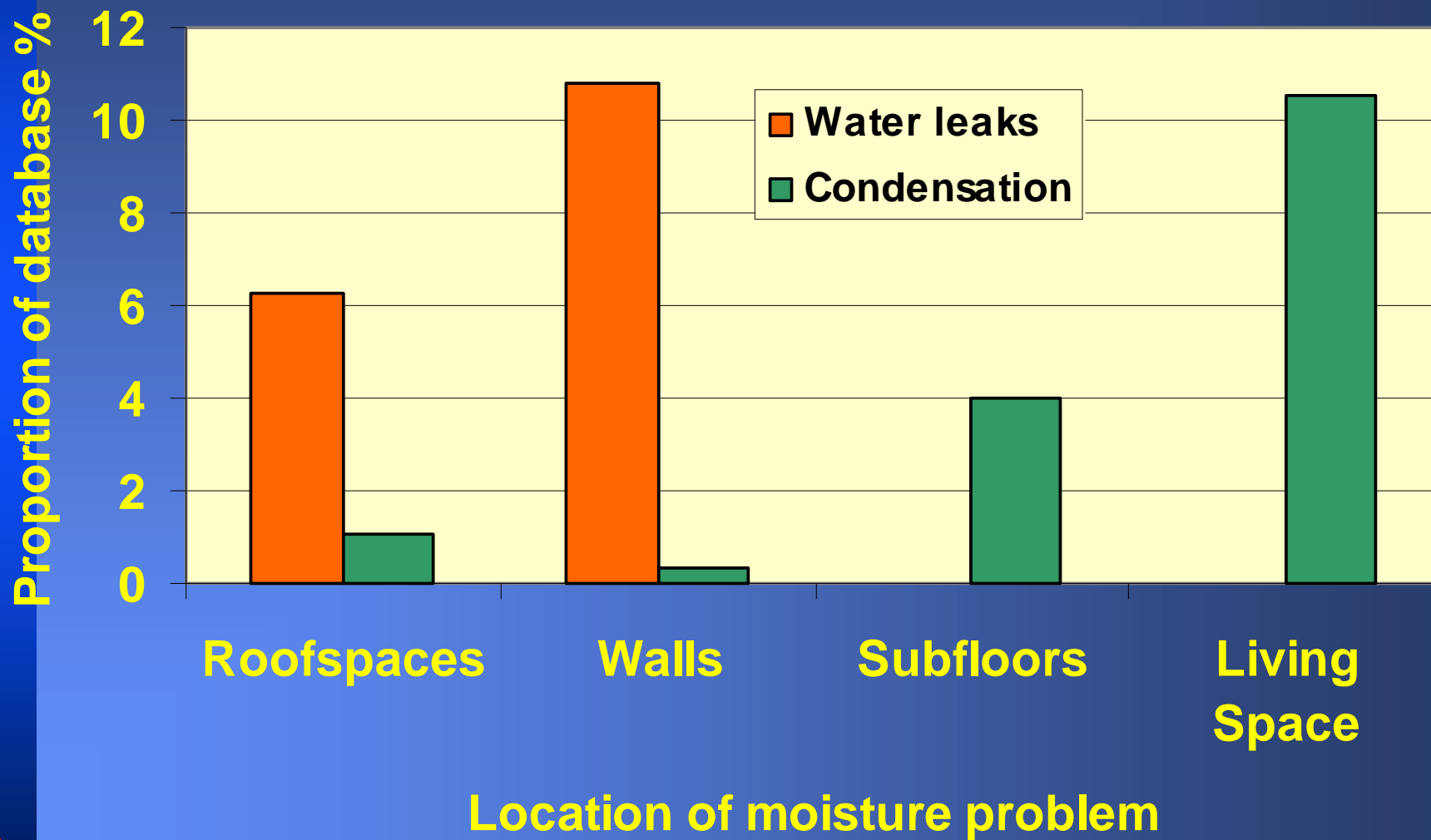
Managing water leaks



M Bassett



33% of site visits involve water leaks or condensation

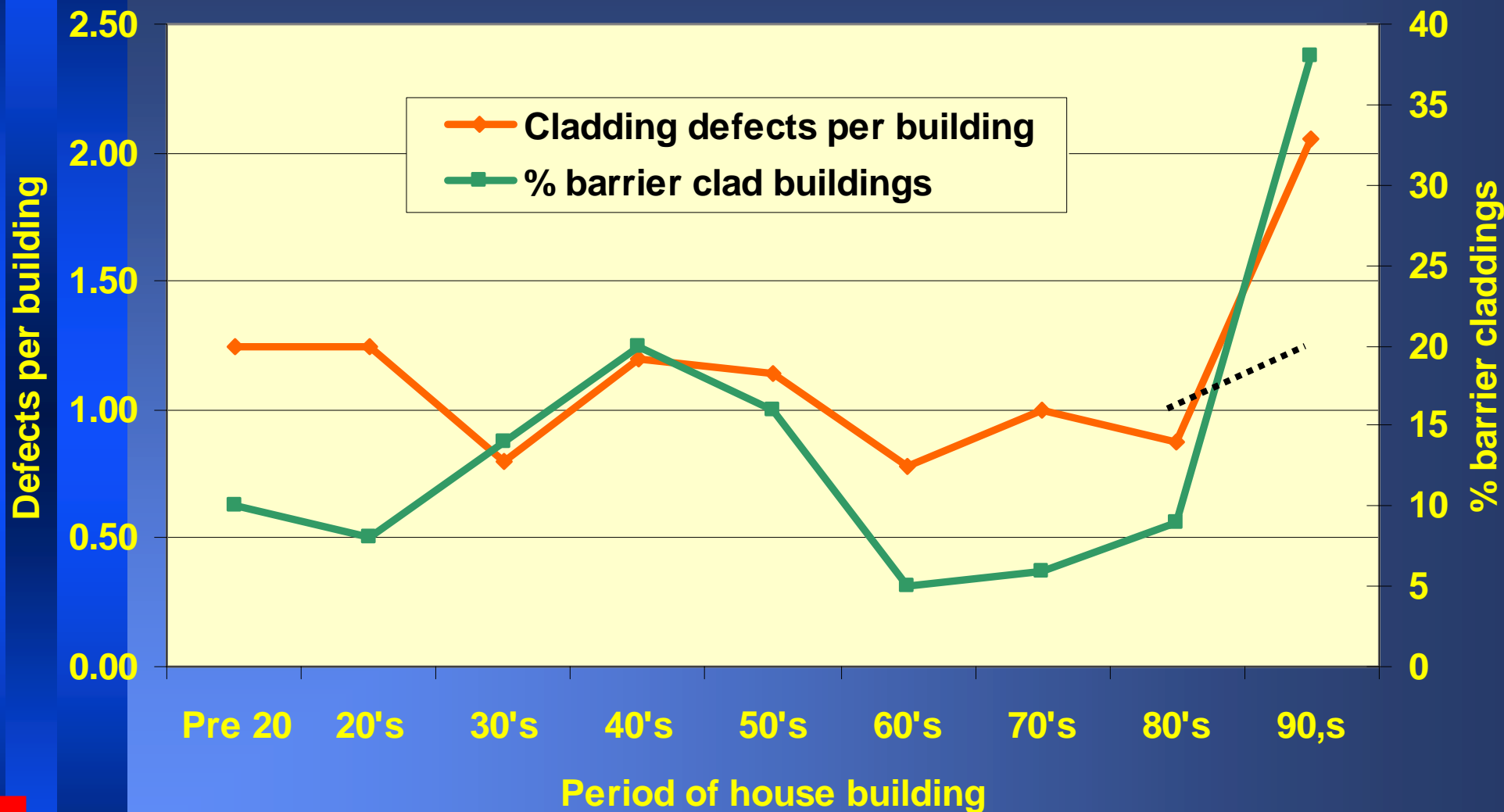




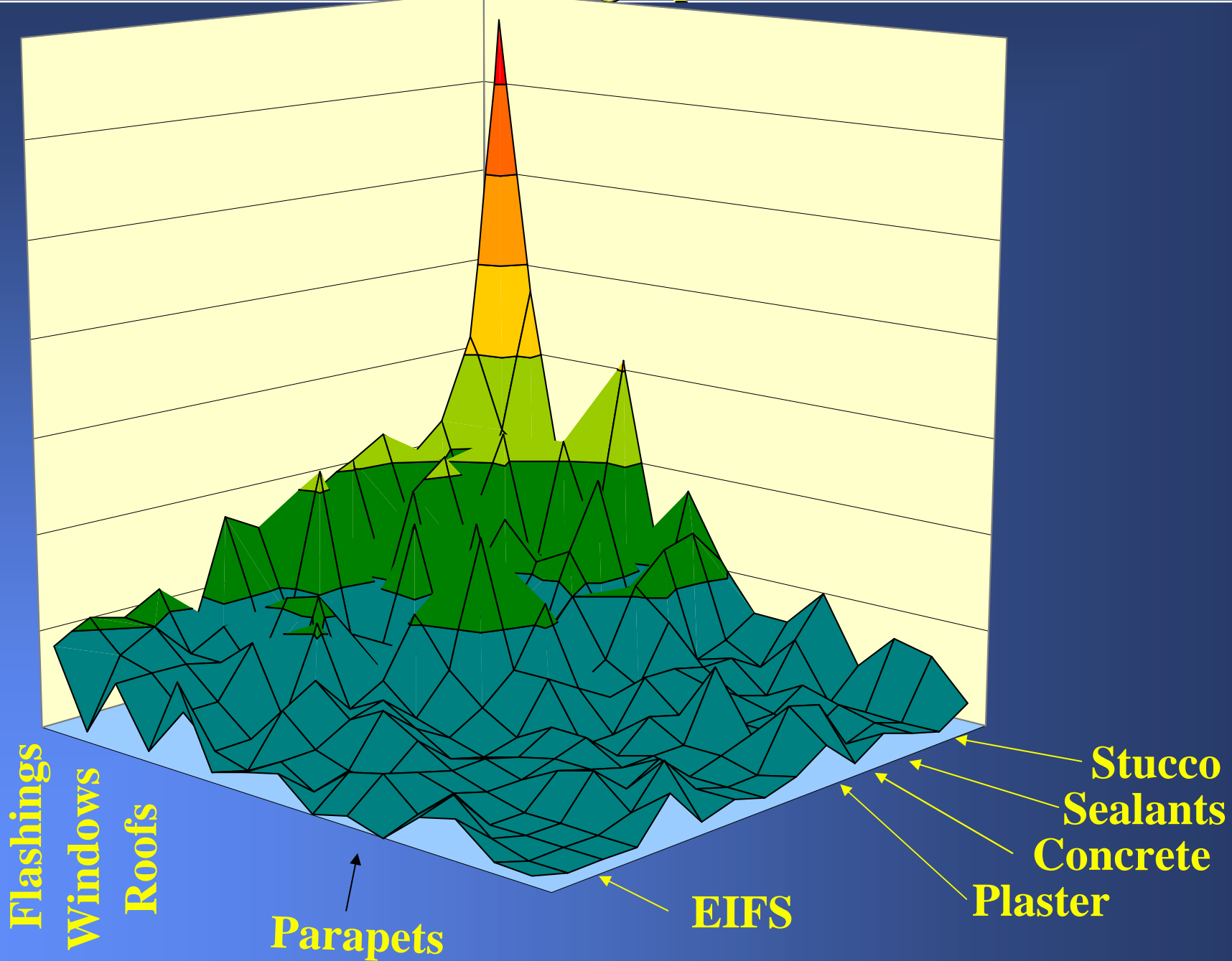




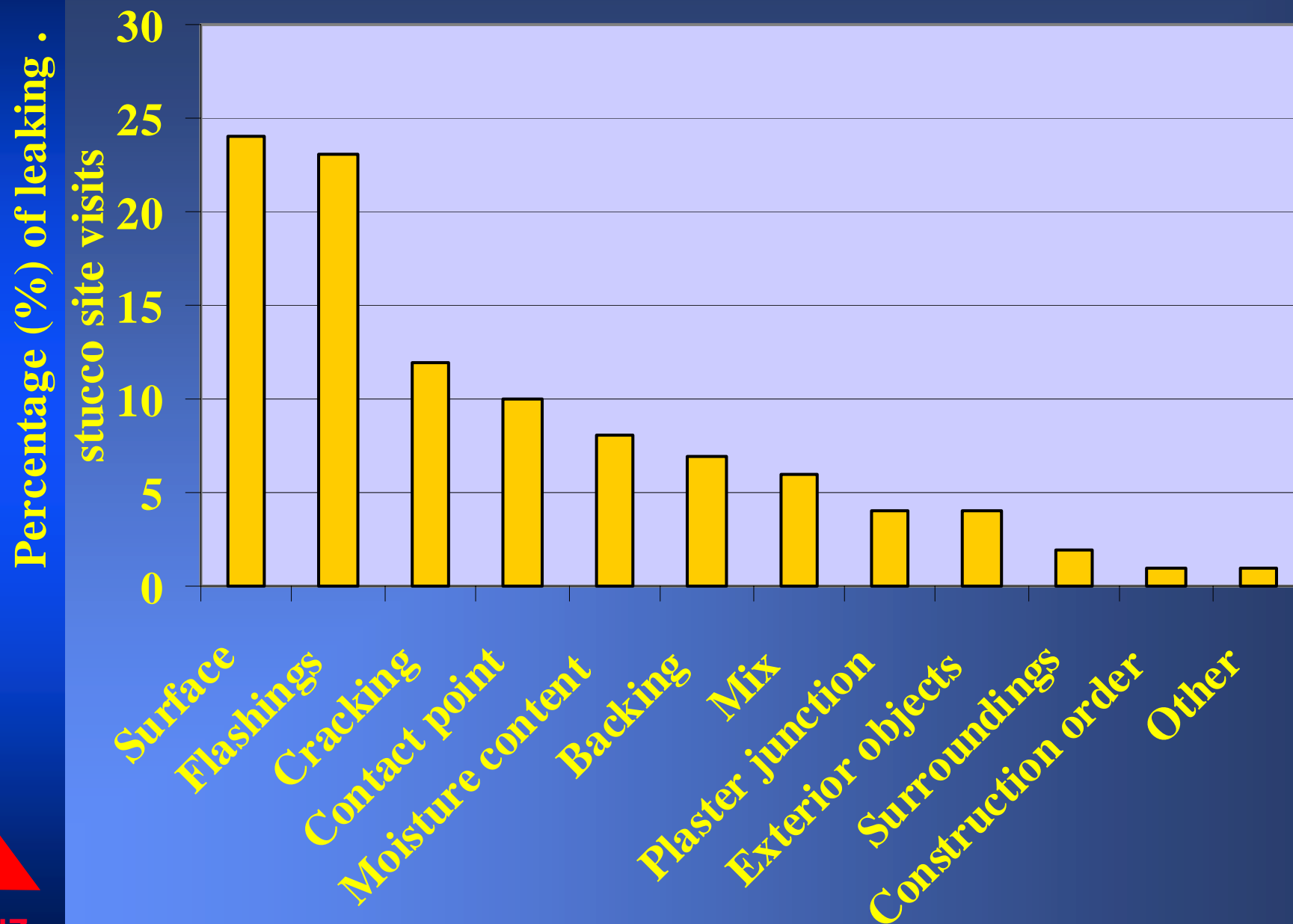
Trends in defects and cladding types



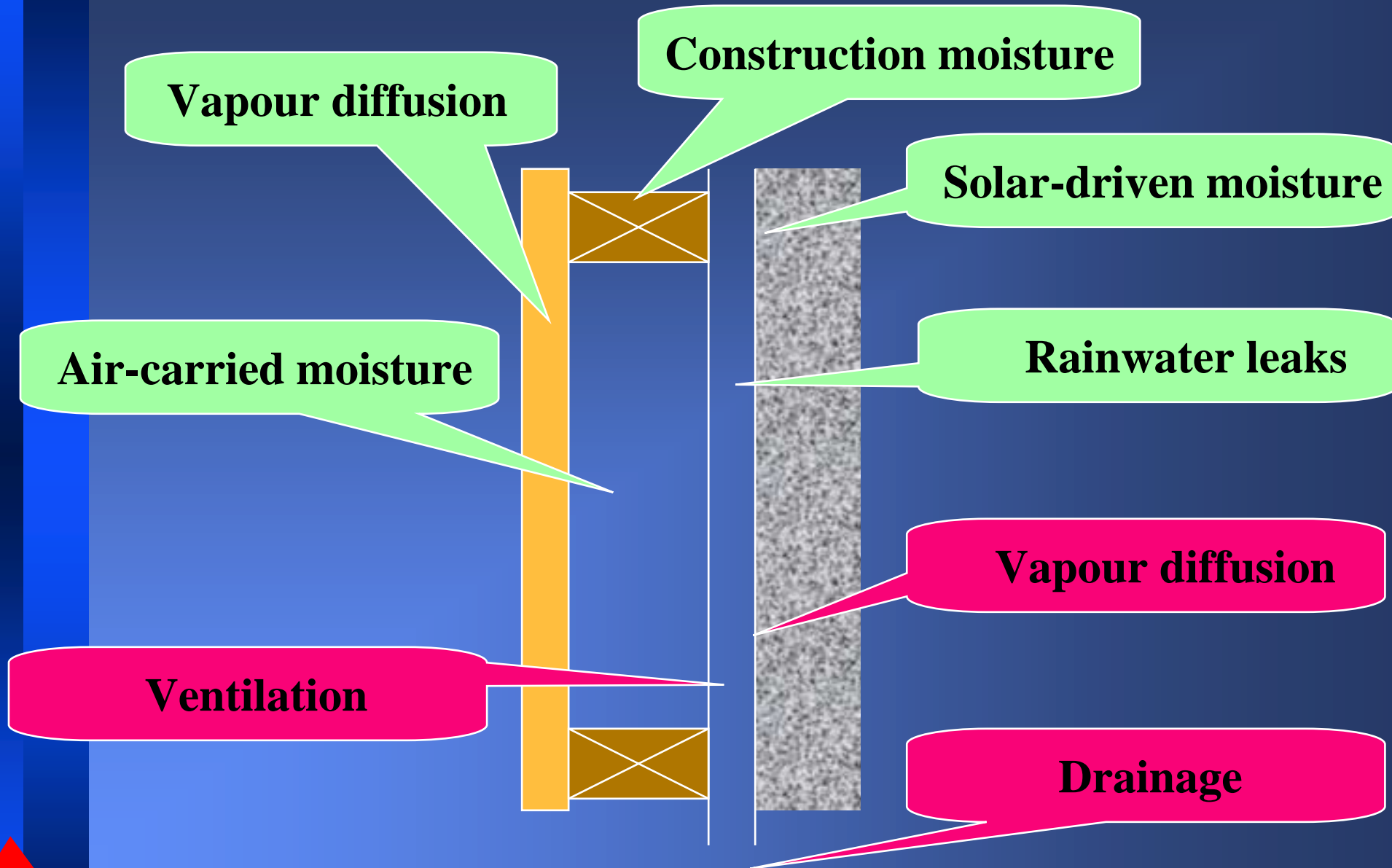
Weathertight problem site-visits

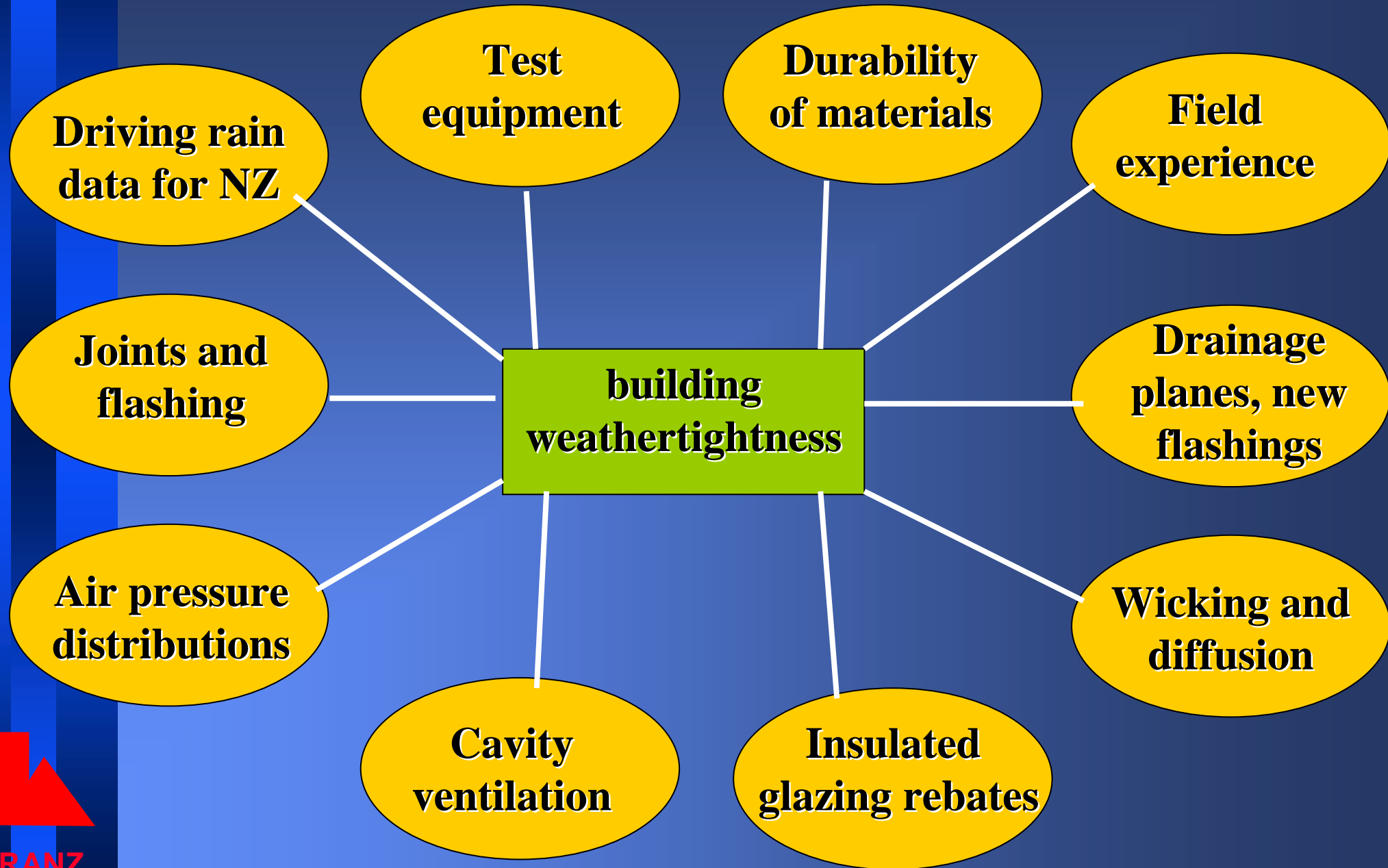


STUCCO – Discegragation of problems



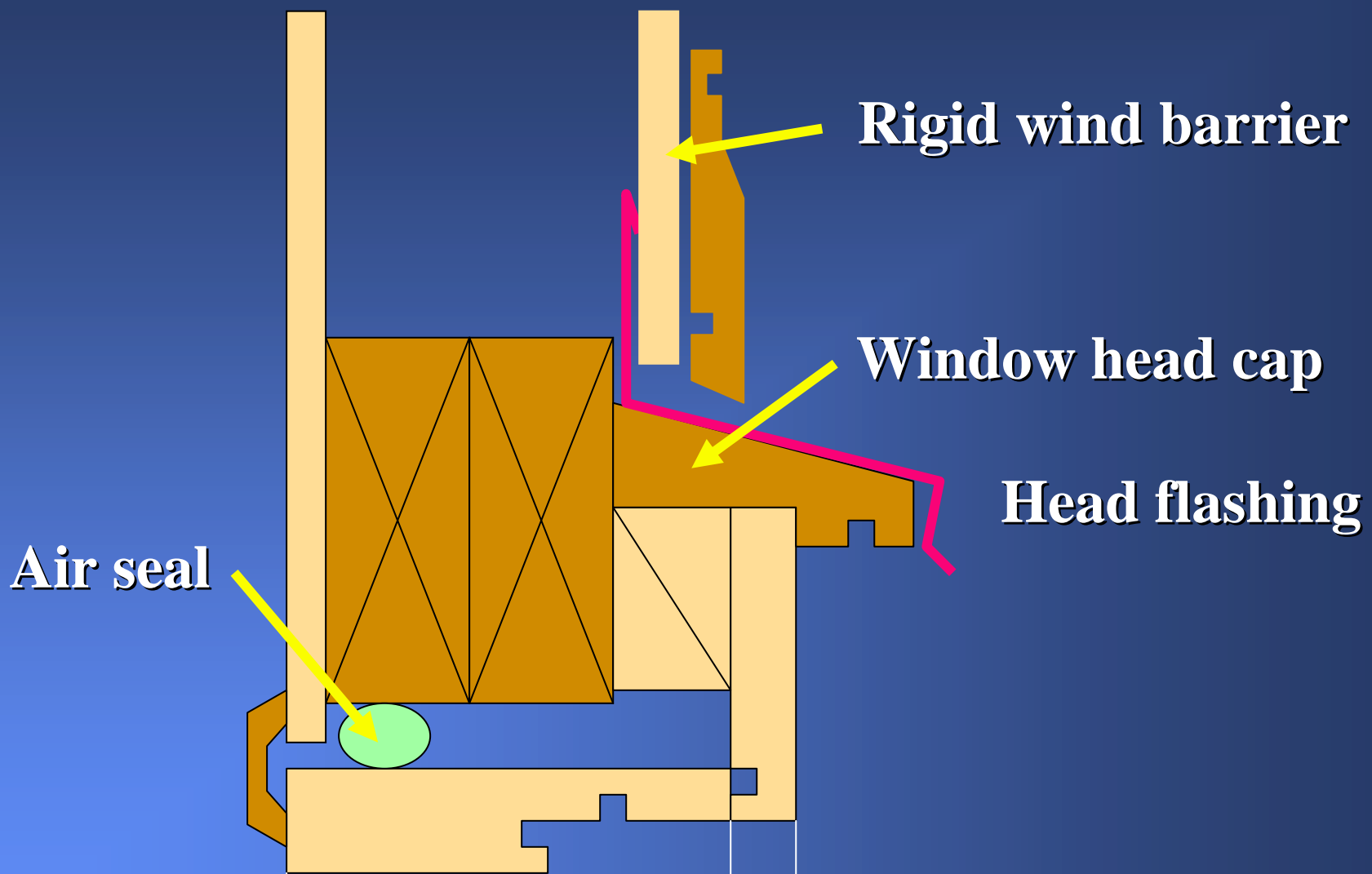
Moisture balance concept

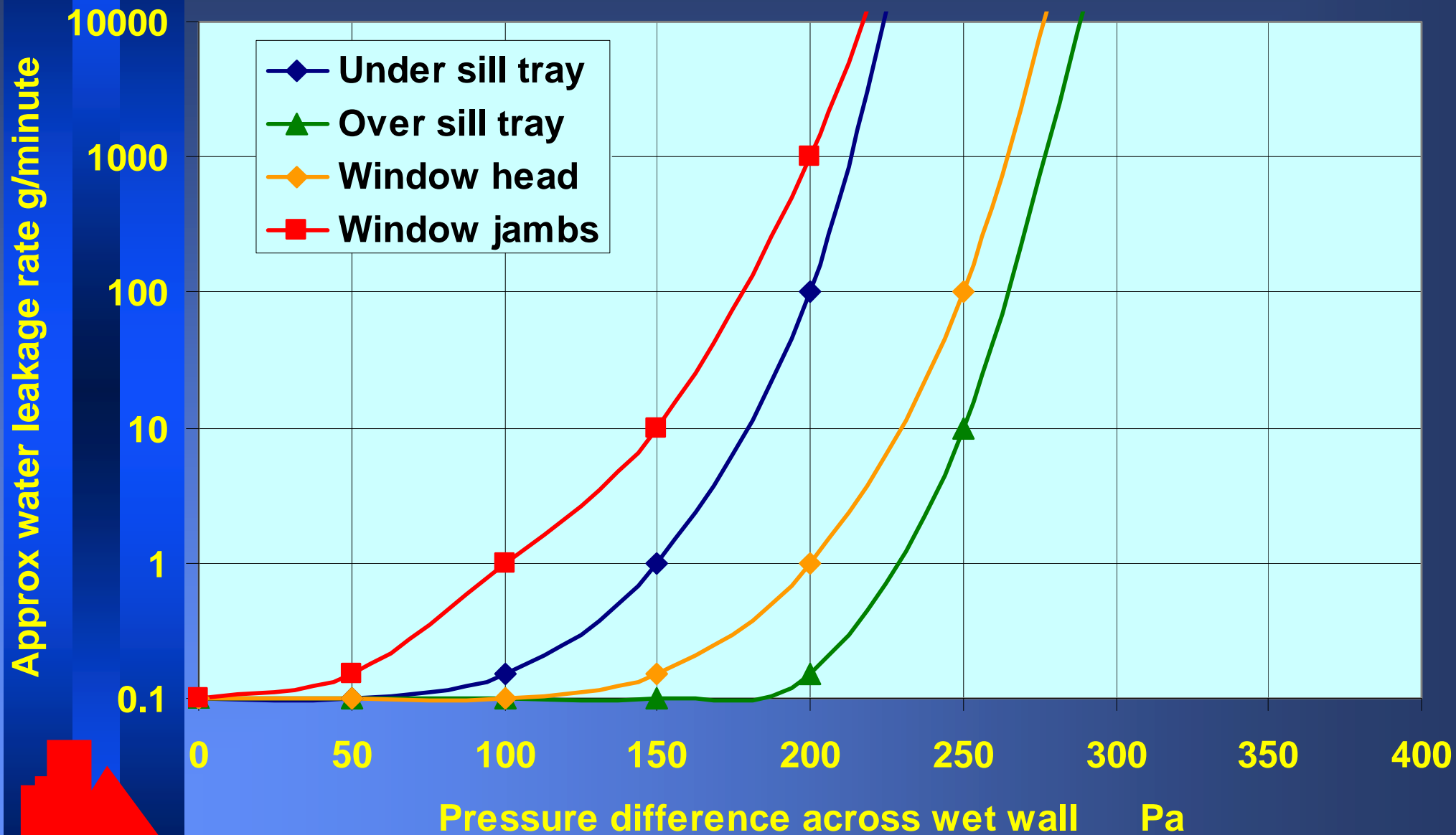




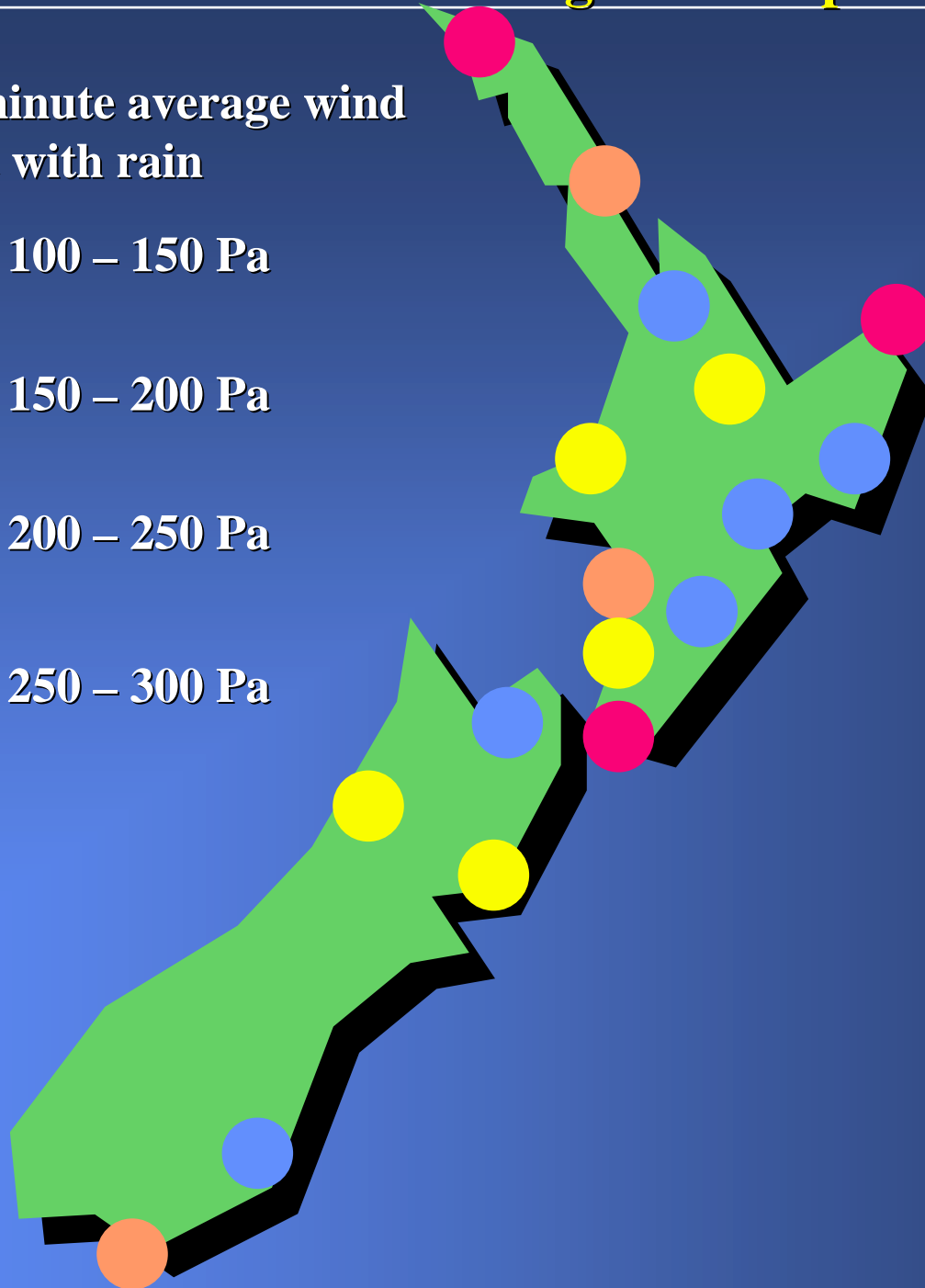


Timber window head - All wind exposures

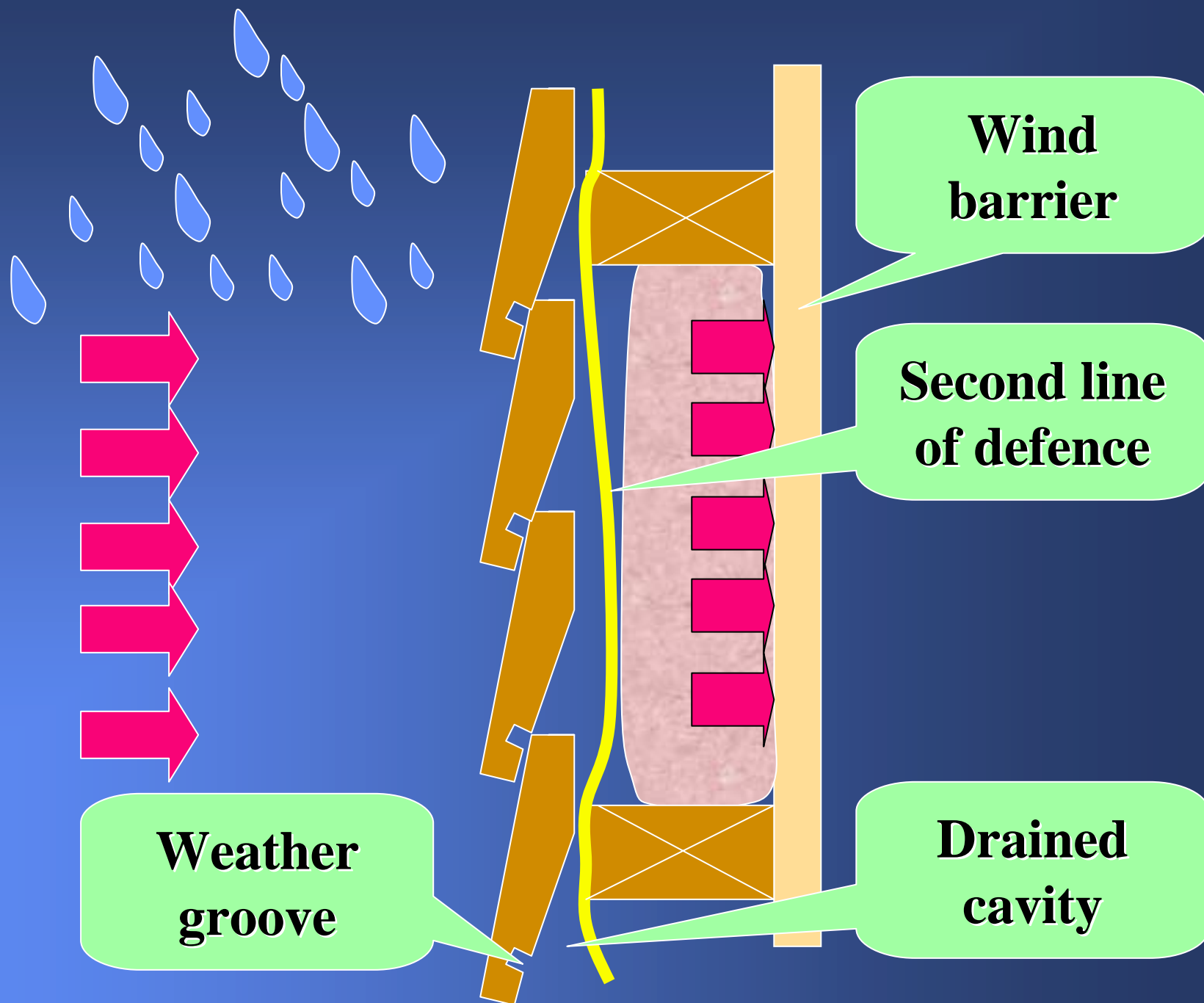


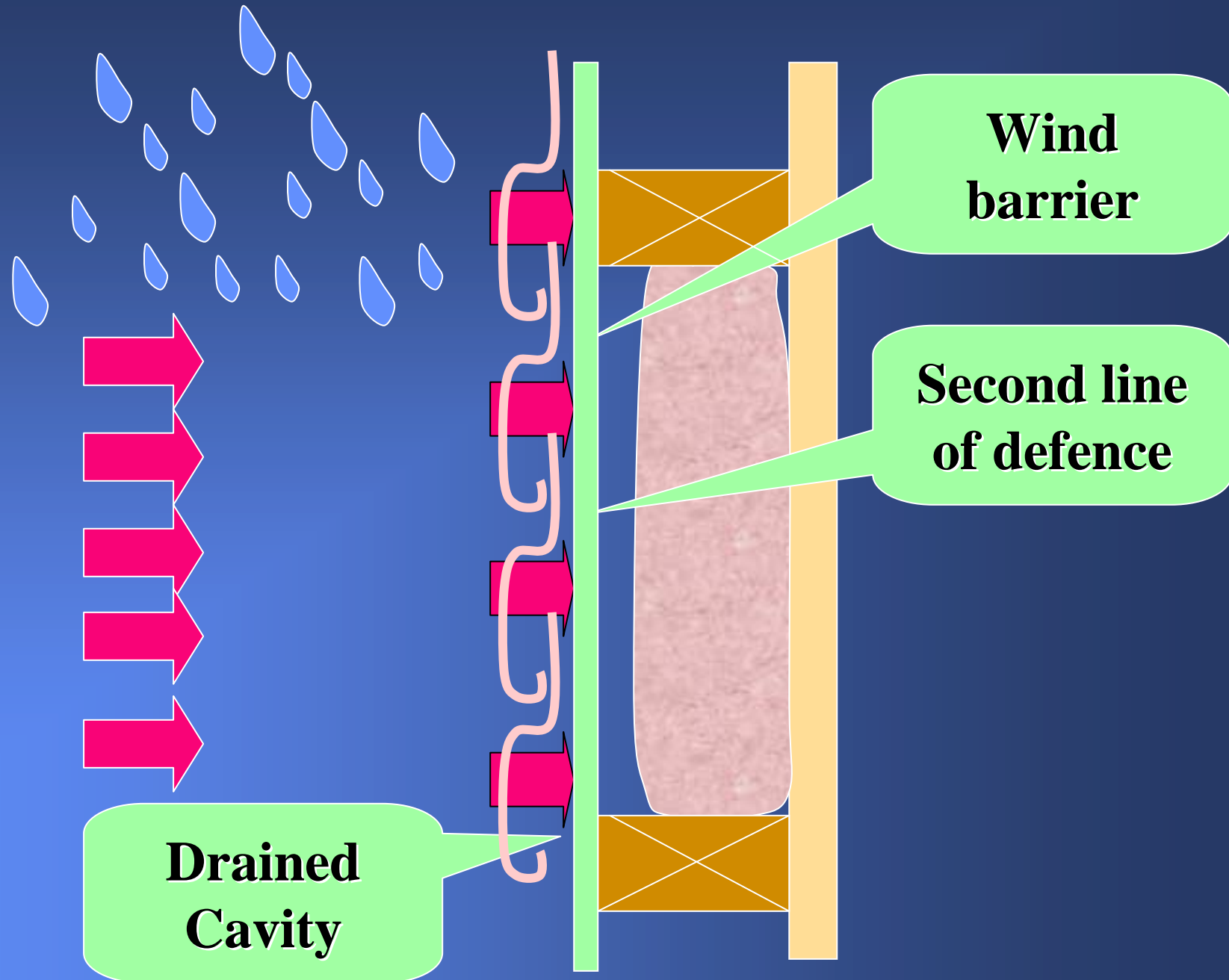


6 month return 10 minute average wind pressures coincident with rain

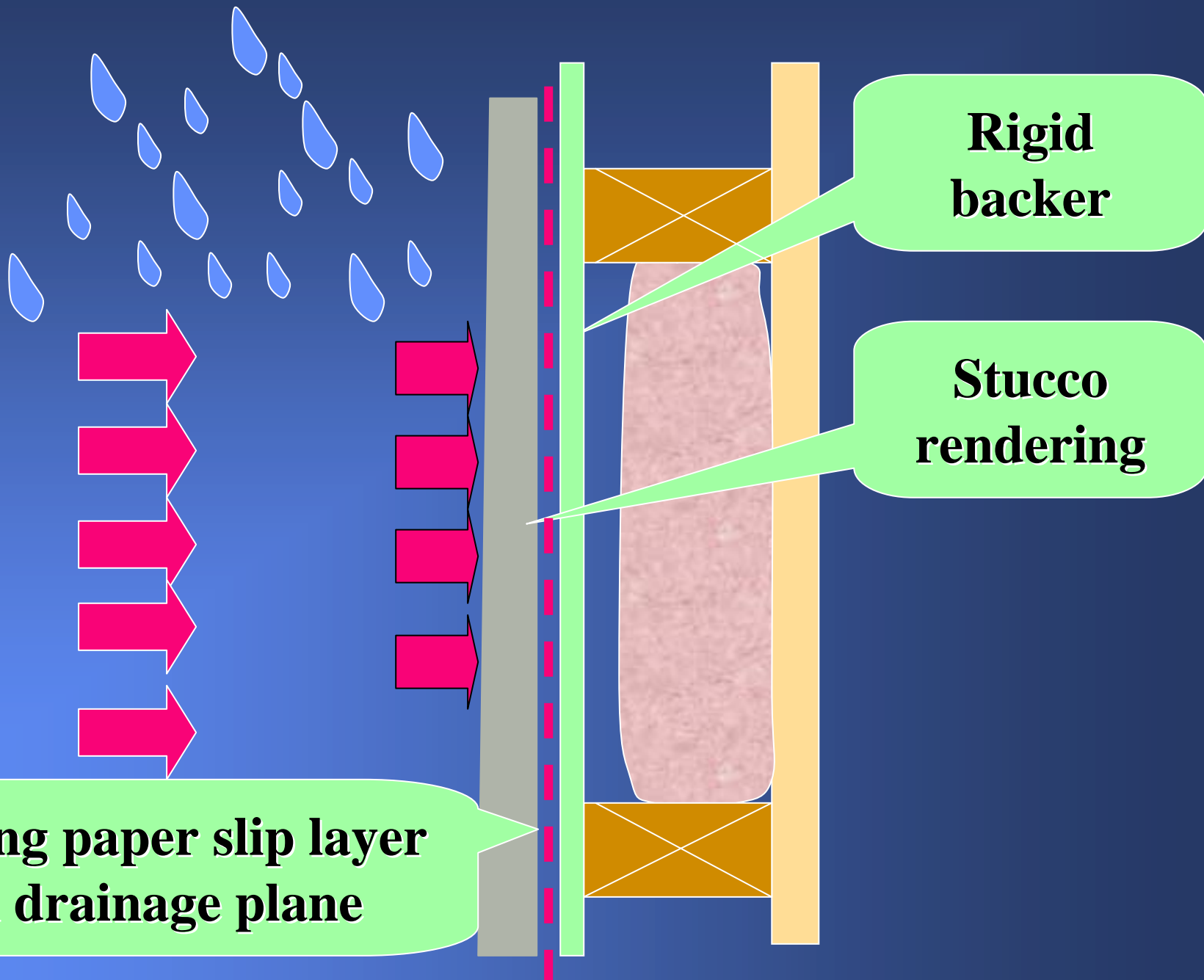








Stucco with drainage plane solution



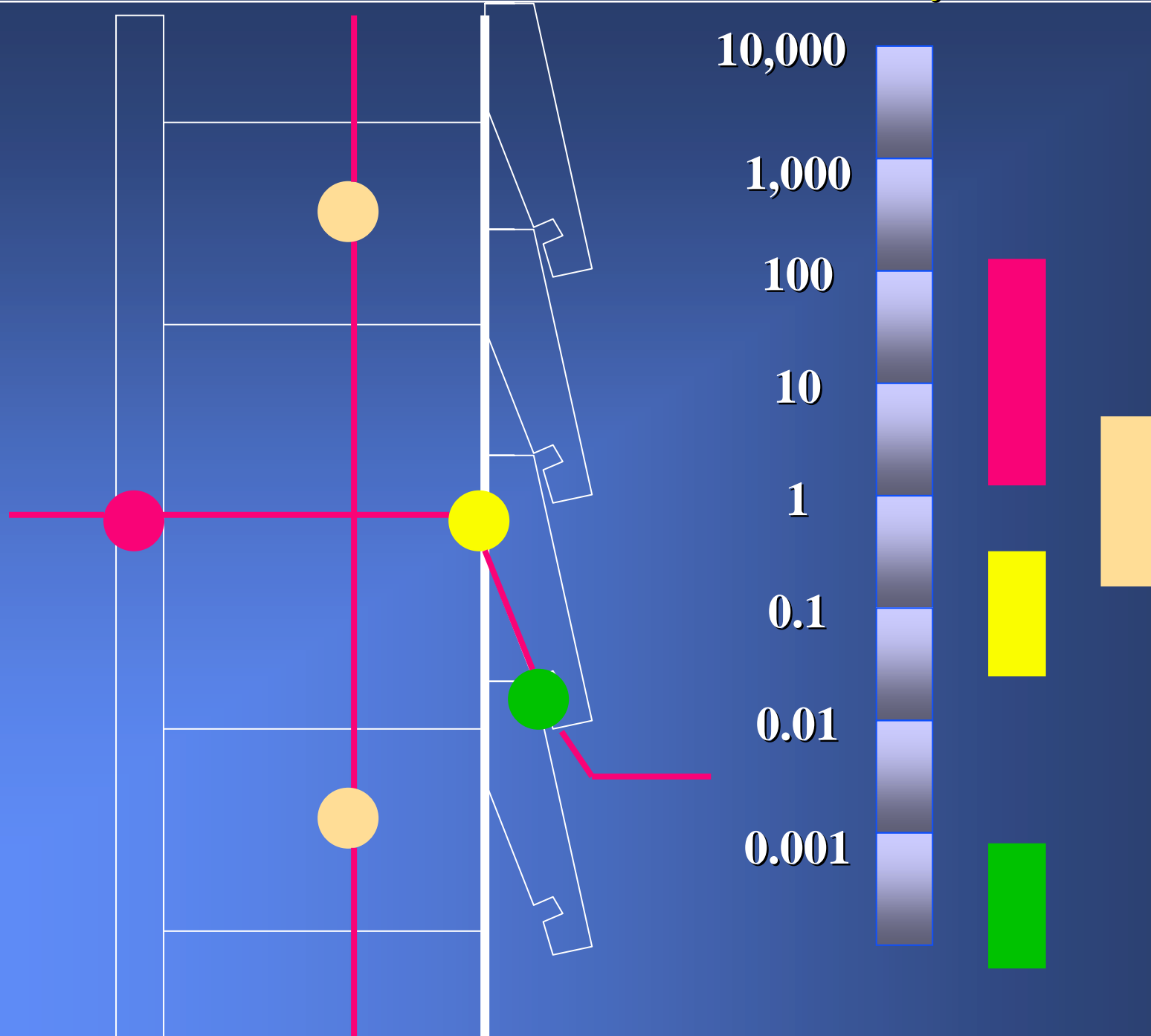
Rigid backer

Stucco rendering

Building paper slip layer and drainage plane



Airflow resistances in cavity walls





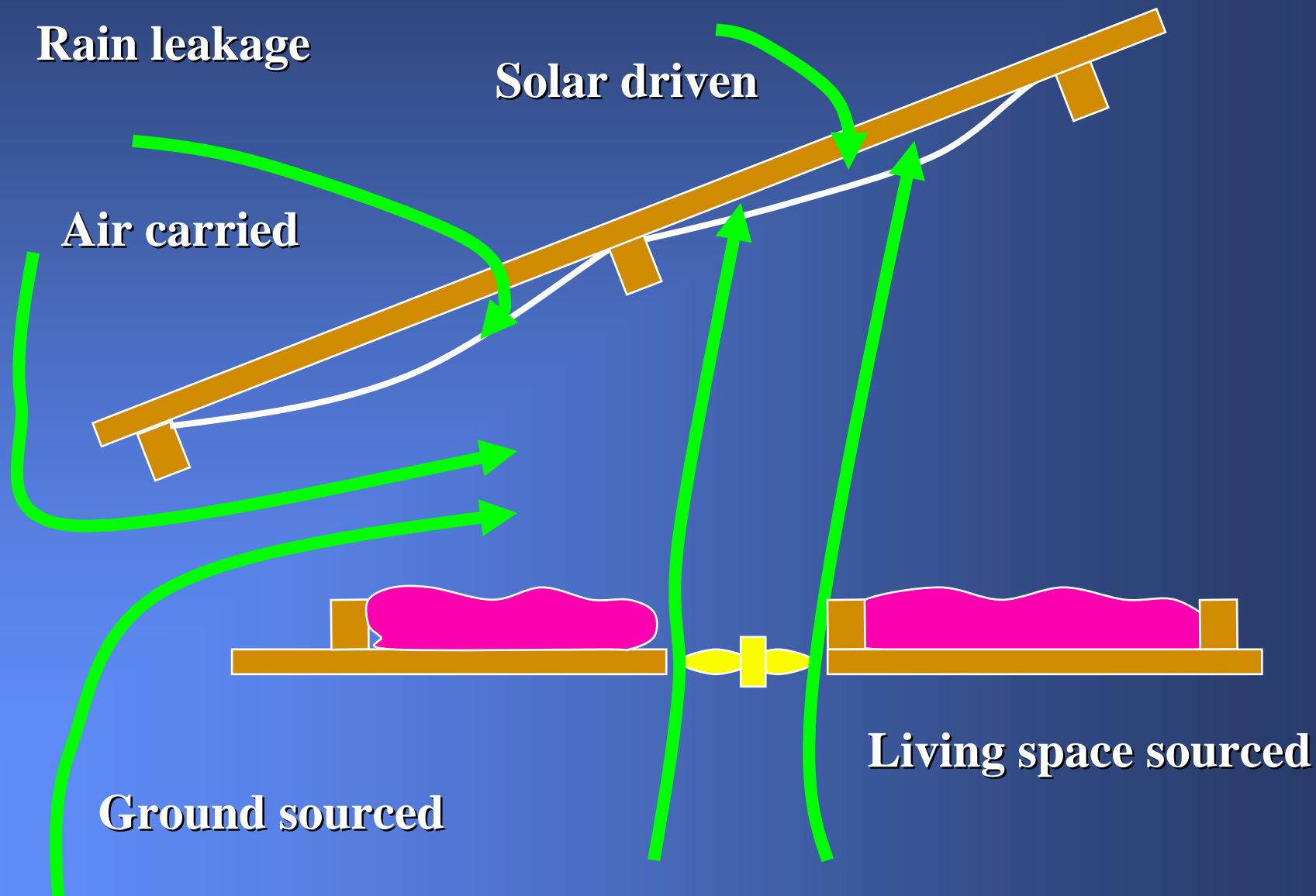


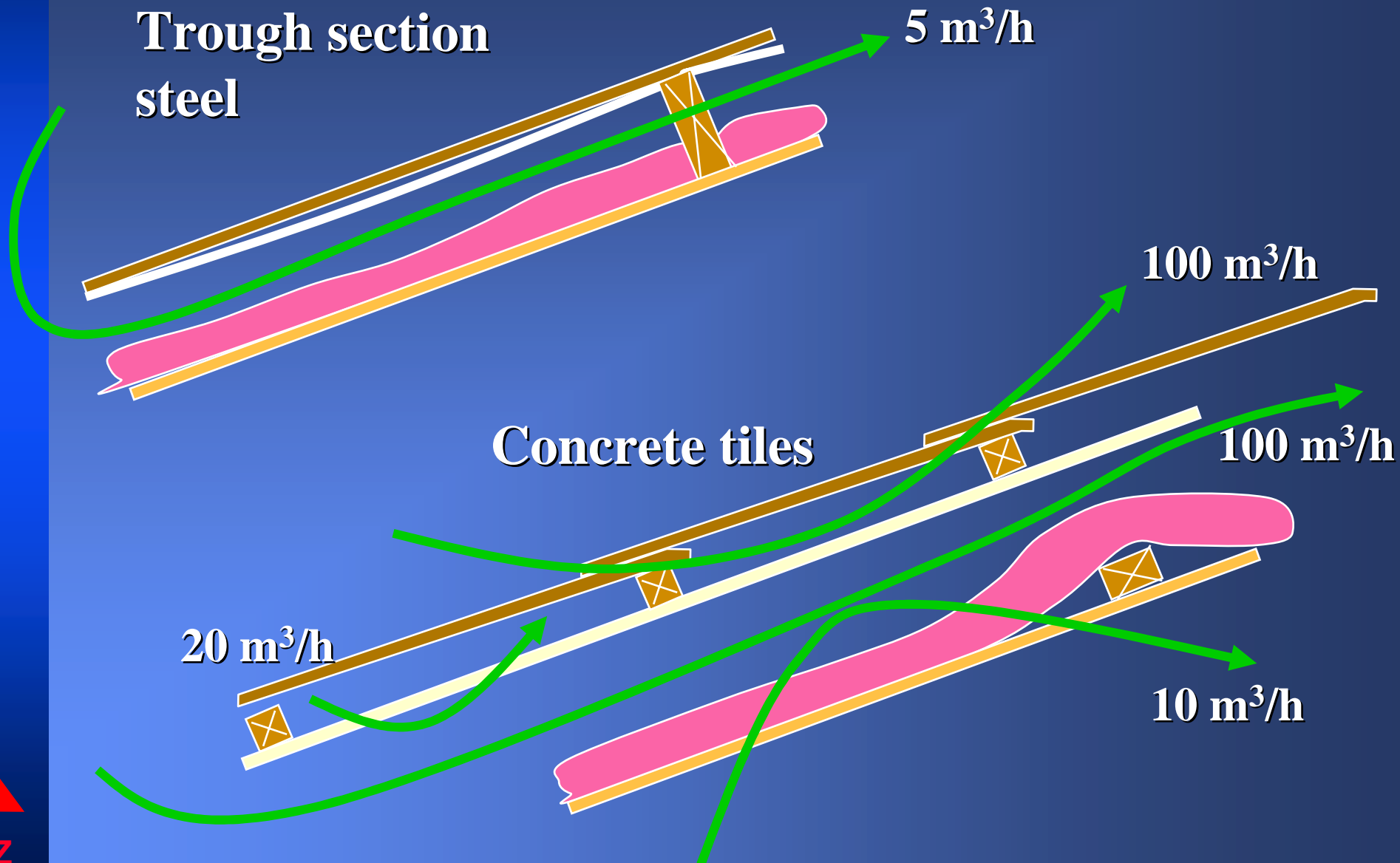
Weathertight Buildings 2002

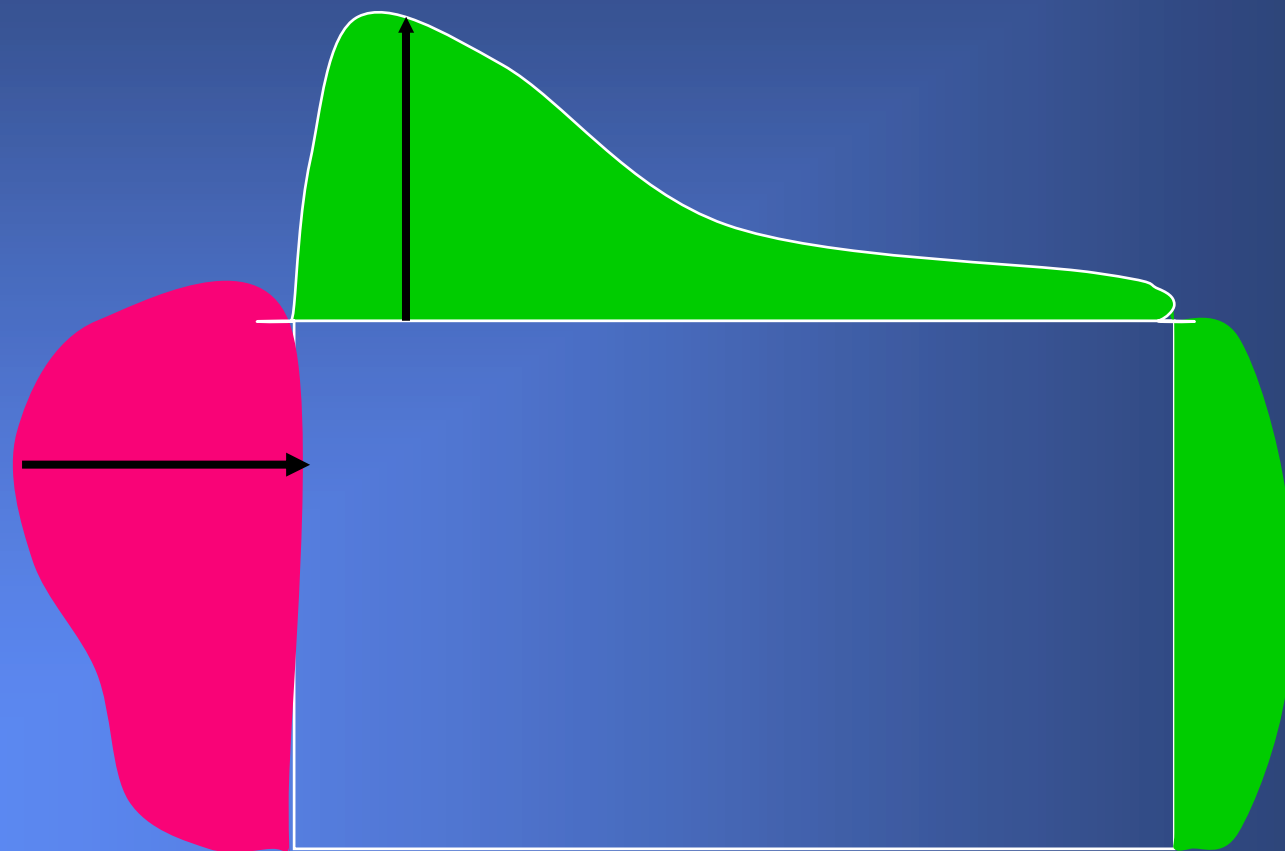


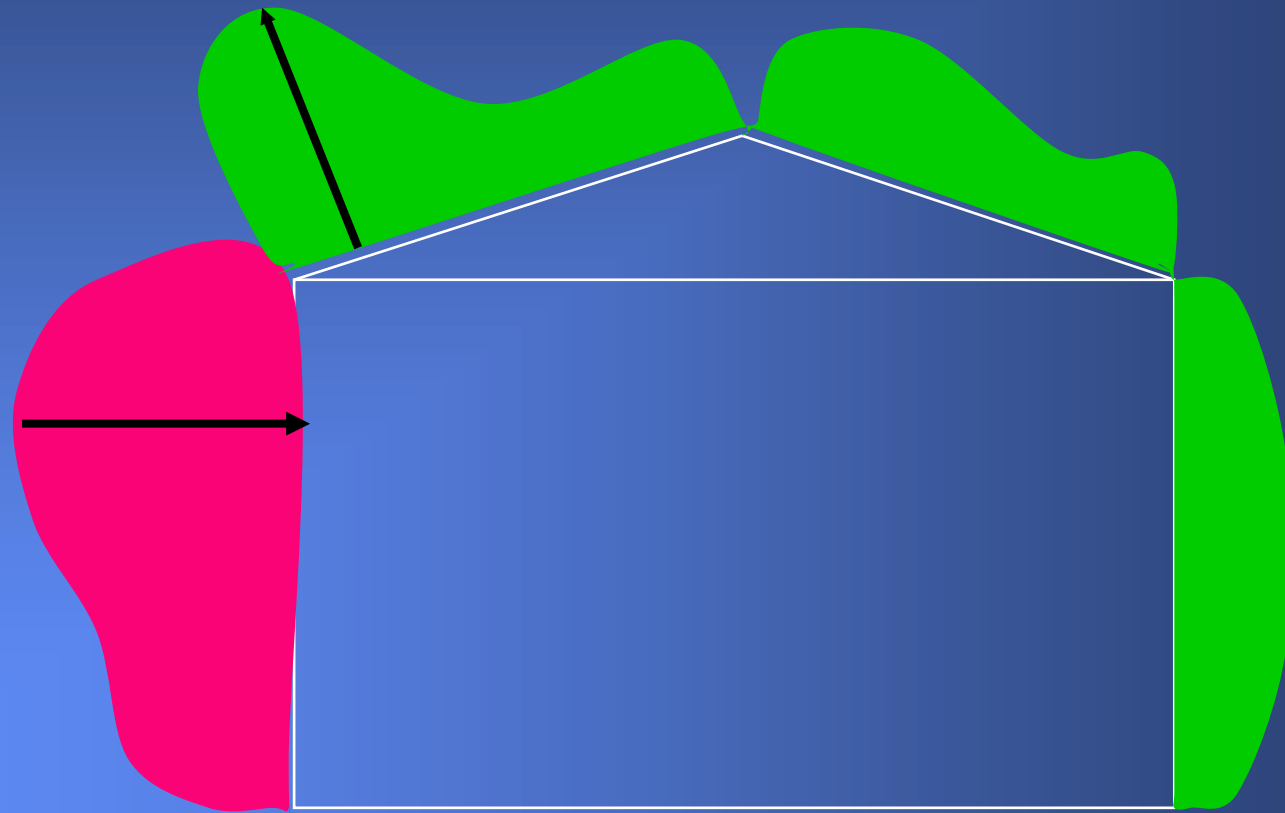
BRANZ

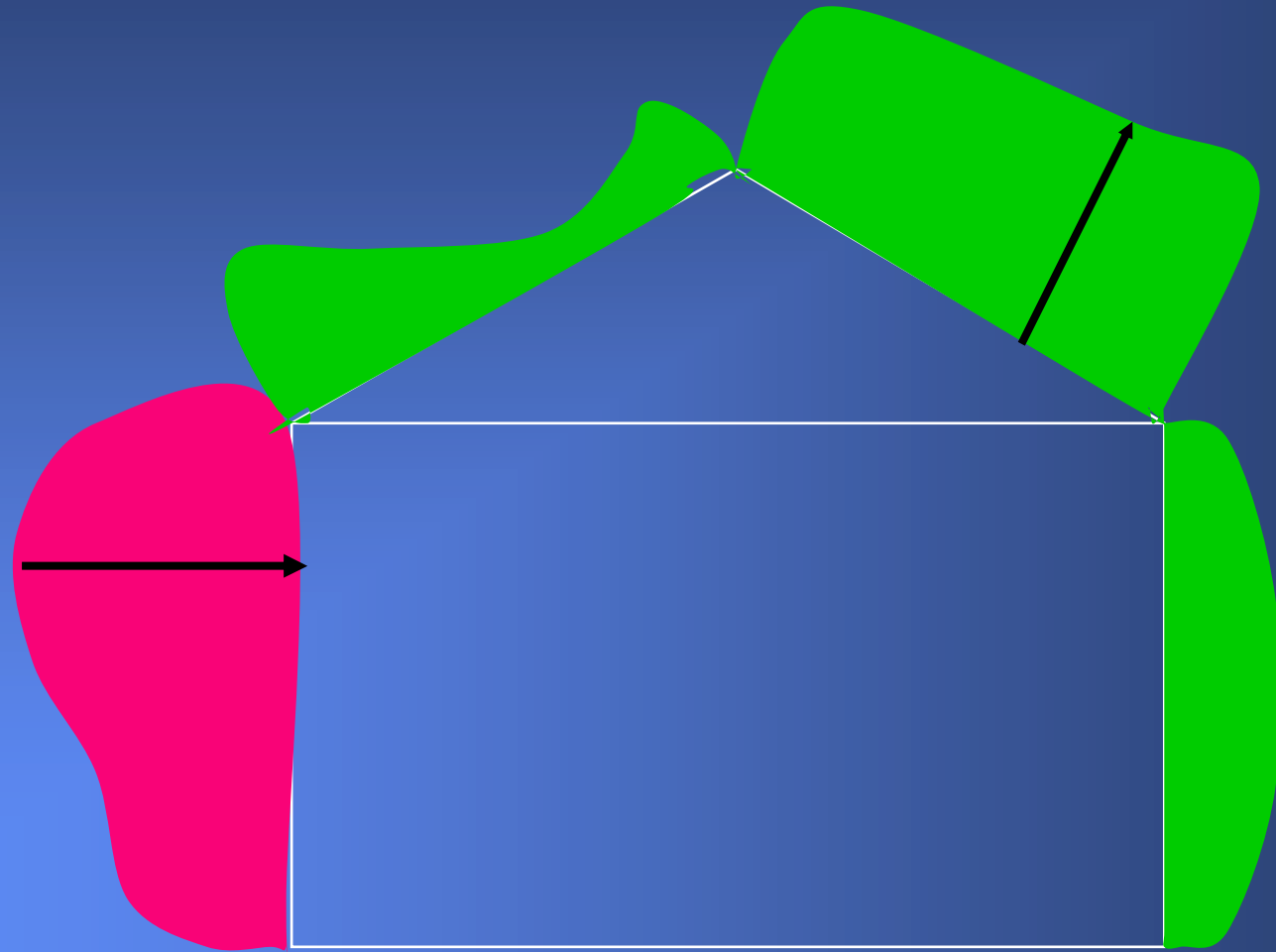


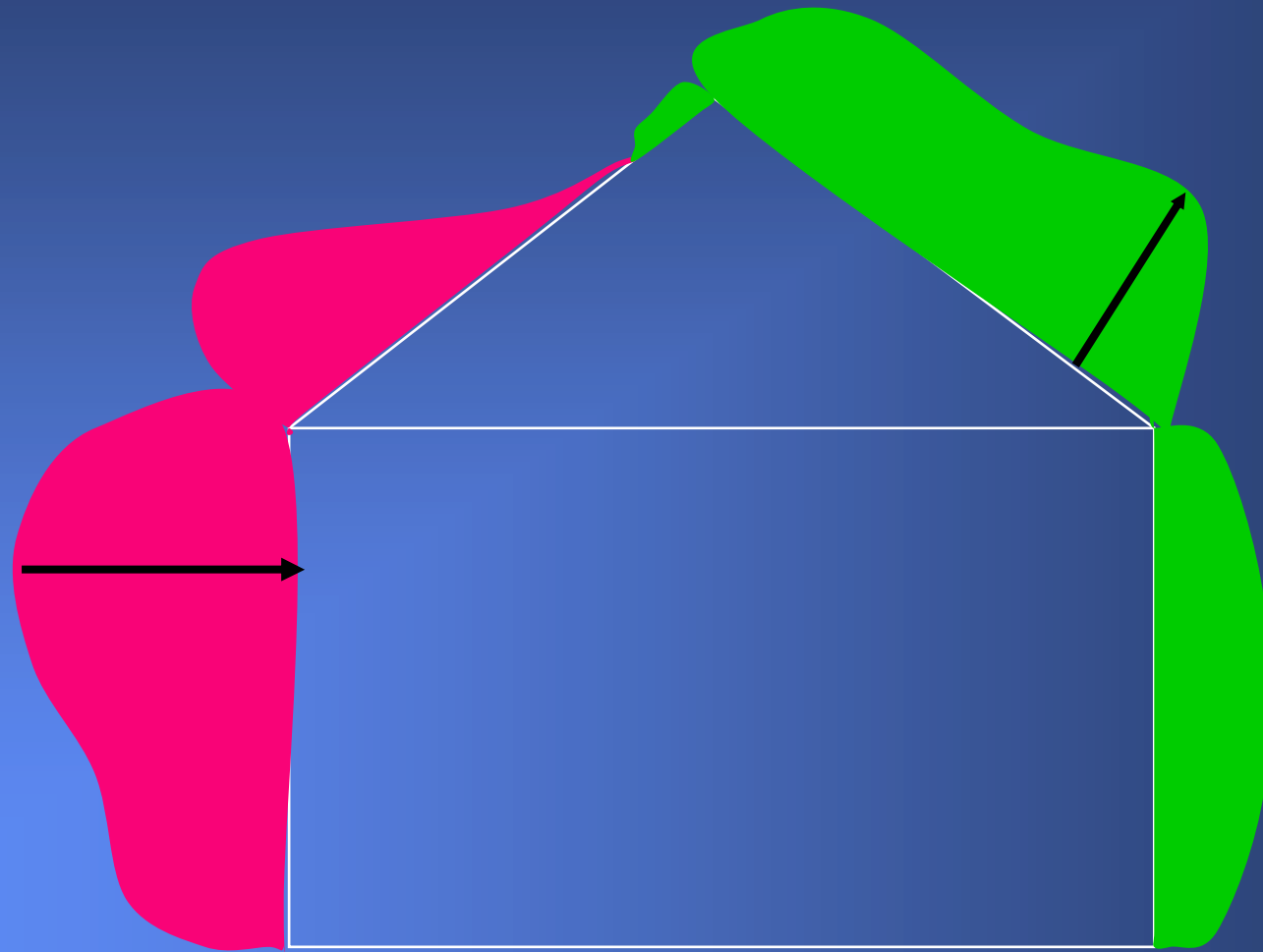


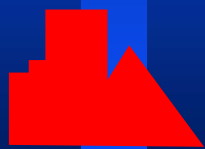














Barrier claddings stand out as more of a problem in building failure studies.

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.

