



Technical Guidance

Gaps around timber windows and timber door frames

Question

When installing a timber window or timber door frame what is the recommended gap for the sealant between the frame and masonry?

Considerations

- BS 8213 : Part 4 'Windows, doors and rooflights' gives guidance on installing timber windows.
- An effective seal around frames should improve weatherproofing and airtightness.

Answer

Timber windows and door frames can be installed abutting masonry. Where a gap is provided it should not exceed 10mm.

When the gap is less than 5mm the sealant should cover both the frame and the surrounding masonry by 6mm. When the gap is greater than 5mm a backing strip should be used behind the sealant and the sealant should have a depth of at least 6mm.