



Technical Guidance

Ventilation of cavities

Question

With timber frame construction, does each wall section need to be ventilated at the top and the bottom?
What size should the vents be?

Considerations

- Cavity ventilation is required to control the moisture content of the timber structure.

Answer

Cavities should be ventilated as described in NHBC Standards clause 6.2 – D4(c):

“The cavity should be vented to allow some limited, but not necessarily through, movement of air. Where wall areas are divided by horizontal cavity barriers ventilation openings should be provided to each section.”

The ventilation openings should be equivalent to open brick perpend every 1.2m.

The openings may be located either at the top or bottom of each section.