

Forming stop ends to cavity trays

(March 2024) (Second issue – supersedes December 2016)

The Technical Guidance Notes are produced by NHBC as guidance solely for our builder customers as to how to interpret the technical requirements in relation to the warranty cover provided by NHBC under its Buildmark, Buildmark Choice, Buildmark Link, Buildmark Solo, Buildmark Connect or any similar product from time to time. It has not been created or intended for distribution or use outside of that purpose. The information contained in this Technical Guidance Note does not constitute advice and is not to be relied upon by any third party. Nothing in this Technical Guidance Note is intended to, nor should it be taken to, create any legal or contractual relationship. Any third party who chooses to rely upon the information contained in the Technical Guidance Notes shall do so entirely at their own risk and NHBC accepts no duty of care or liability, however caused, in connection with its use or reliance by any third party.

Question

Where a flexible sheet damp proof material is used to form a cavity tray does folding the ends of the sheet over on to itself and building it into the bed joint of the outer leaf form an acceptable stop end?

Considerations

- NHBC Standards clause 6.1.12 Lintels says 'Cavity tray/damp proof protection should be provided over all openings, either combined as part of the lintel or separate and where the outer leaf is fair-faced masonry or where full-fill insulation is used, all cavity trays (separate or combined) should have stop ends.
- Stop ends stop water spilling over the ends of the lintel where it could cause potential damp penetration at a vulnerable part of an opening where horizontal and vertical damp proofing details meet.

Answer

A stop end must be of sufficient height to contain water and discharge it safely through a weephole to the external face of the wall. The height must be able to accommodate a small amount of mortar droppings that may collect on the cavity tray during construction. Folding a damp proof sheet material over on to itself and building into the outer leaf does not provide sufficient height to form an effective stop end.

Where a flexible sheet damp proof material is used to form the cavity tray each stop end should be formed by turning the end of the sheet vertically and building it into a full brick height perpend, see figure 2.

Where the lintel is a type that has the necessary corrosion protection and profile to form a cavity tray without the need of a flexible damp material over, proprietary plastic stop ends, to suit the profile of the lintel, should be adhered to the surface of the lintel in accordance with the stop end manufacturer's instructions, see figure 1.

Forming stop ends to cavity trays

(March 2024) (Second issue – supersedes December 2016)

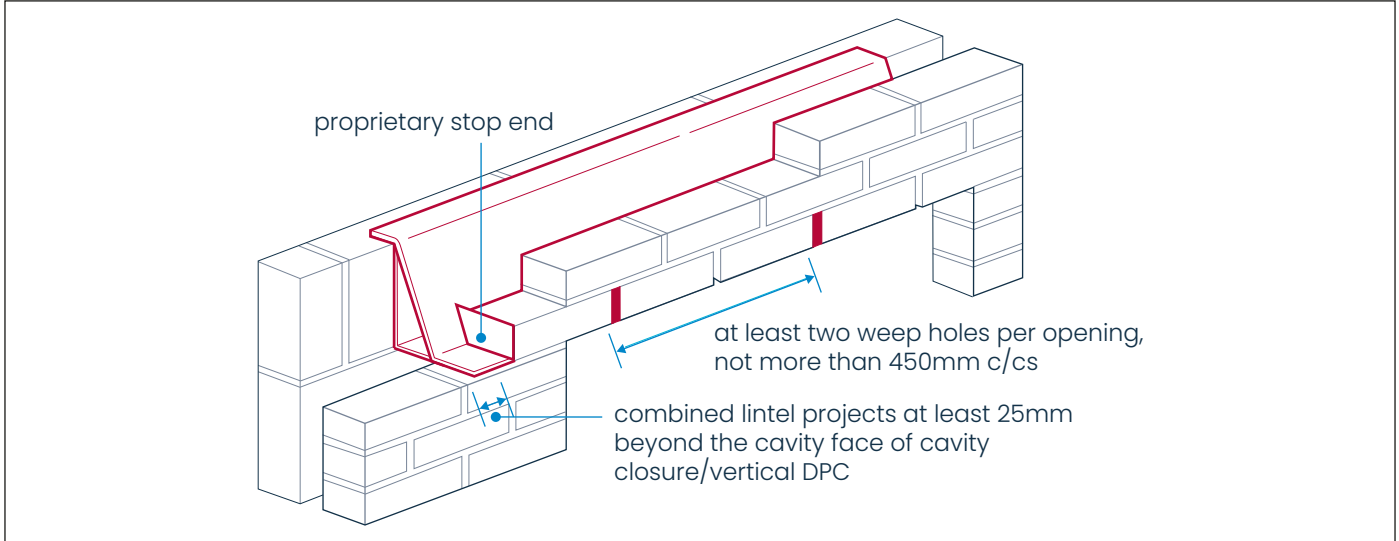


Figure 1

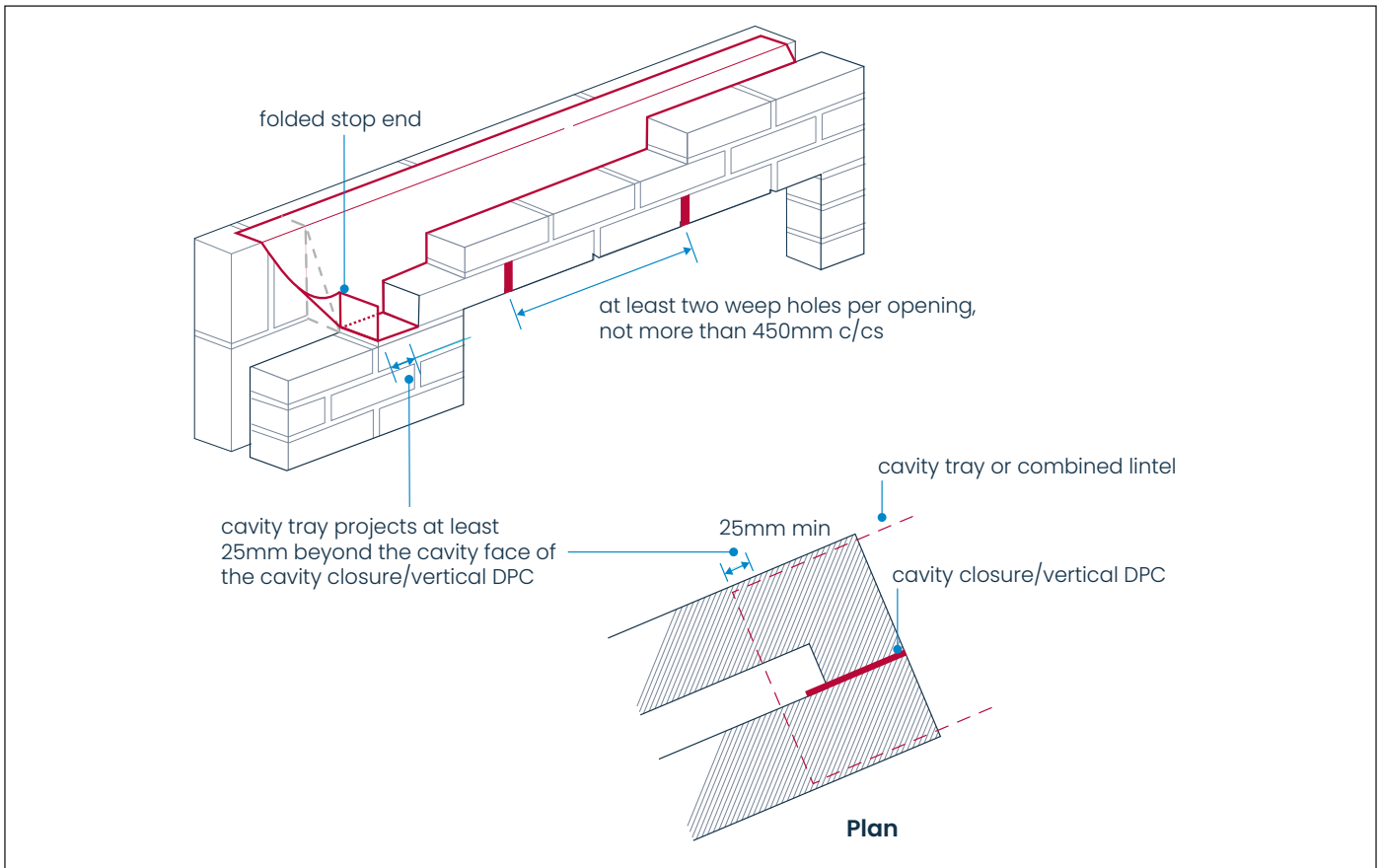


Figure 2



NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP
Tel: 0344 633 1000 Web: nhbc.co.uk

National House-Building Council (NHBC) is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority for carrying on insurance business and insurance distribution activities.

NHBC is registered in England and Wales under company number 00320784. NHBC's registered address is NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Buckinghamshire, MK5 8FP. Note that only certain parts of our products and services are within the scope of UK financial services regulations. For more information on our products and services, please see our website nhbc.co.uk or your NHBC product documentation.