

Cavity trays to bay windows

(December 2008) (First issue)



Question

Where a bay window has sloping roof abutments with stepped lead flashings is a single full width horizontal cavity tray at the upper flashing level sufficient protection or are stepped cavity trays down each roof slope also needed?

Considerations

- NHBC Standards clause 6.1.17 states that where the roof abuts at an angle with the cavity wall, preformed stepped cavity trays should be provided.
- Cavity trays to the roof should link with and extend beyond the vertical dpcs at the window reveals to provide a continuous barrier to water penetration into the room below.
- A single horizontal cavity tray placed at the upper flashing level will not link with the vertical dpcs and will leave open cavities down each roof slope through which water could penetrate into the room below.

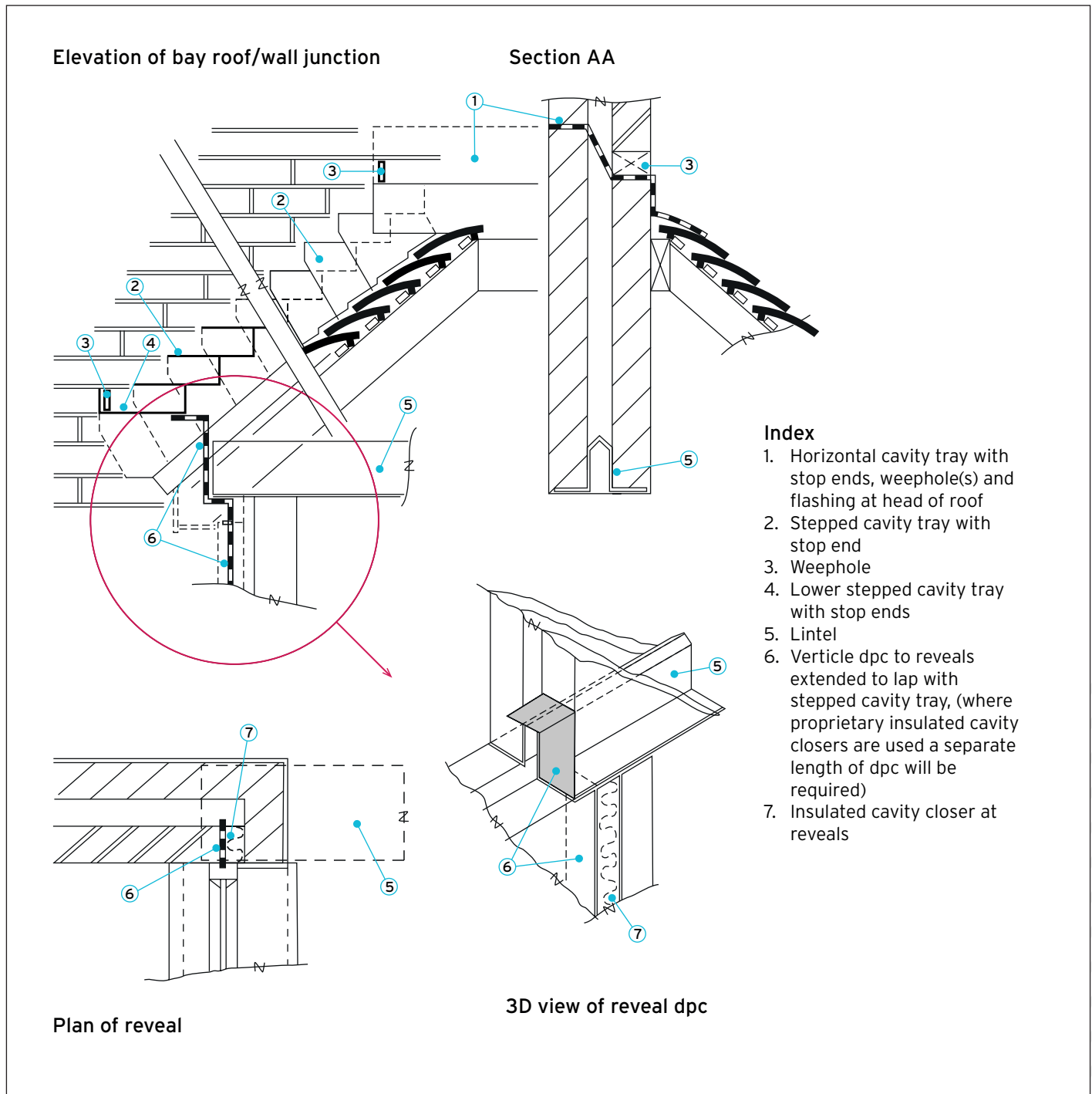
Answer

Horizontal cavity trays with stop ends should be used above any horizontal bay roof abutments. The trays should link with vertical dpcs to the window reveals or any stepped trays below. Where the wall is fairfaced masonry weep holes should also be provided at maximum 450mm intervals.

Preformed stepped trays should be provided to each sloping roof abutment with the lowest tray extending beyond and linking with the vertical dpcs to the window reveals. The lowest stepped cavity tray should be fitted with two stop ends and a weep hole in all cases.

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1. Horizontal cavity tray with stop ends, weephole(s) and flashing at head of roof
2. Stepped cavity tray with stop end
3. Weephole
4. Lower stepped cavity tray with stop ends
5. Lintel
6. Vertical dpc to reveals extended to lap with stepped cavity tray, (where proprietary insulated cavity closers are used a separate length of dpc will be required)
7. Insulated cavity closer at reveals