

Movement joints in masonry – timber framed external walls

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Question

Are slip ties required across movement joints in masonry cladding to timber frame (TF) walls?

Considerations

- NHBC Standards clause 6.1.18 says at movement joints, wall ties should be spaced at maximum 300mm centres vertically within 225mm of the joints on both sides of the joint. The ties provide lateral restraint to the unrestrained ends of the masonry wall.
- Wall ties should be fixed over a timber stud. The spacing of the studs is often more than 225mm from the movement joint. The addition of extra studs, within 225mm of the movement joint, may be impractical.
- Slip ties, inserted across the movement joint, can be used to tie the end of the wall in place of additional wall ties within 225mm of the movement joint.
- The principles and answer given in this guidance is not only limited to use on TF construction but also applies to other studded structures like the Light Steel Framing (LSF) structures.

Answer

The need for and provision of slip ties across movement joints should be decided in accordance with the following diagram:

