



Technical Guidance

External timber framed walls - movement gap at eaves and verges

Question

Where a movement gap is provided between the top of the external cladding and the eaves and verge soffits, should this be provided with a mesh to stop entry of birds, etc?

Considerations

- NHBC Standards clause 6.2 - S2(f) gives guidance on the amount of differential movement to be allowed for at the eaves/verge level. Sealing of the gap is not required if it is protected by the eaves/verge overhang.
- NHBC Standards clause 7.2 - S11(a) asks for ventilation openings into roof spaces exceeding 10mm to be protected with mesh to prevent entry of birds, etc.
- NHBC Standards clause 7.2 - M5(j) refers to the acceptable size of the holes in mesh protection to ventilation gaps.
- A movement gap at eaves/verge level could permit entry of birds, etc. into the roof/wall voids if greater than 10mm and not protected with a mesh.

Answer

Where a movement gap provided between the top of an exterior cladding of masonry and the eaves and verge soffits exceeds 10mm the gap should be protected with a mesh to prevent the entry of birds etc. The mesh should be flexible so as not to inhibit the differential movement between the exterior cladding and timber frame.