

Venting and Draining Timber Frame

Current Regulations and Standards

The Building (Scotland) Regulations 2004

Vent wall cavities with a masonry outer leaf by installing *ventilators* with at least 300mm² free opening area at 1.2m maximum centres. Cavities are normally **drained** through weep holes. These weep holes can also provide the necessary venting.

- ❗ Not all manufacturers' weep holes have the capability to provide the necessary venting. Check the air space of your weep vent – check your spacing!

NHBC Standards

The cavity should be **ventilated**. Ventilation openings should be equivalent to open brick perpend every 1.5m.

- ❗ An open brick perpend 10mm wide x 65mm high has a free area of 650mm². Check the free air space of your vent – check your spacing!



Open perpend can be uneven

By now all timber frame manufacturers of quality recognise the importance of installing venting inserts rather than leaving open perpend as they are quick and easy to fit, give uniformity and good ones offer other benefits such as internal water baffles.

Dangers of combination weep vents

Regulations for Scotland and from the NHBC clearly state cavities should be **ventilated**; however some units marketed are dual function (weep vents) – whilst these may seem a good idea there are some important points to remember:-

- There are some weep vents that are primarily weep hole ducts with venting as their secondary job – **are they going to give you the best performance?**
- There are some weep vents that provide very little air flow (one as low as 90mm² per unit) so you will have to install more. **When comparing prices remember how many more you will be buying – and how often they will have to be installed.**



A weep vent

What's the solution?

Easy! Regulations ask for a cavity **ventilator** so install a **ventilator!**

Rytons Slim Vent[®] Minor is the original perpend cavity ventilator and is used by major house builders nationwide.

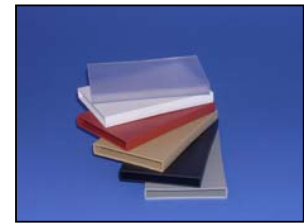
It has had BBA certification for nearly 20 years (your independent guarantee that it performs) and is currently the **only** timber frame vent on the market with the BBA's approval.



73 Approved Products

Rytons Slim Vent[®] Minor has a huge air space of 330mm² per unit, which allows fitting at the maximum 1.2m centres in Scotland and approximately every third brick to NHBC Standards, allowing a cost efficient advantage with no compromise on quality.

Available in six standard colours (grey, black, buff/sand, terracotta, white and clear), there's a Rytons Slim Vent[®] Minor to blend with most standard mortar colours and if you have an unusual brick or mortar a colour matching service is available – orange, pink, purple etc. they're not out of the question!



Rytons Slim Vent[®] Minor
Large colour range available



Rytons Slim Vent[®] Minor Buff/Sand

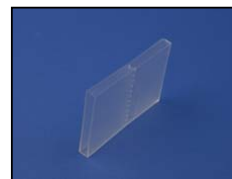
Rytons Slim Vent[®] Minor features unique internal water baffles, which prevent water transfer and makes it an effective weep hole as well (see BBA certificate 89/2321 paragraph 7.3).

Rytons Slim Vent[®] Minor
Vent Weep Not Weep Vent!

Also in the Slim Vent[®] family

Rytons Flyscreened Slim Vent[®] Minor for when it's felt necessary to have an insect screened cavity vent.

Rytons Slim Vent[®] Major an extra long Slim Vent[®] for blockwork or to allow for render.



Rytons Flyscreened
Slim Vent[®] Minor



Rytons Slim Vent[®]
Major