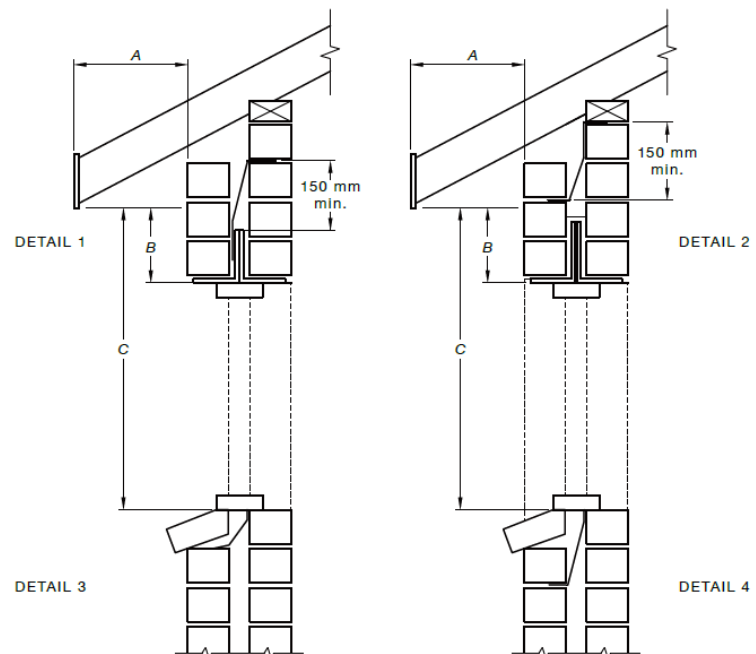


The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA	
Position Paper 9. 2020 Weepholes in painted rendered walls	
Subject	<p>Weepholes to rendered cavity walls painted and/or finished in texture coat.</p> <p>The impact to the weatherproofing of masonry by the omission of weepholes to a residential property where rendered cavity walls are painted and/or finished in texture coat, when inspected and reported on within the context of a compliance inspection i.e. new home Practical Completion Inspection / Staged Building Inspection within the terms of AS 4349.0 – 2007.</p>
Association Position	<p>The omission of weepholes is acceptable only when it has been approved under a building permit as a performance based solution and performance is being achieved.</p> <p>The omission of weepholes is accepted in only accordance with AS 3700-2011 and AS 4773.2-2015</p> <p>The view of the Dulux Discussion paper is <u>not</u> shared by the committee.</p>
Date Preparation Commenced	December 2019
Date Provisional Approval by Committee for Release to Members for Comment	20 January 2020
Final Approval by Committee and Release to Members	20 January 2020
Why was the paper released?	<p>This paper was released in response to some builders omitting weepholes in rendered cavity walls that have been painted and/or finished in texture coat other than stated in AS 3700 and AS 4773.2.</p> <p>Some builders are relying on the Dulux discussion paper released 28/01/2015 as ground to omit weepholes.</p>
Key References	<p>Dulux discussion paper dated 28/01/2015</p> <p>– See appendix 1</p> <p>Our view is that by coating the exterior face brickwork with a “typical” WA textured coating system this will meet the weather tightness intent for single leaf construction, this renders the cavity an internal space as defined by “AS 3700 section 4.7.4 / AS 4773.1 section 14.8.1 and allows for double brick construction without weepholes”.</p>

Key Definitions	<p>Cavity flashings shall be provided at all points where the cavity of a masonry wall is interrupted by a structural element, opening or similar configuration and drained by weepholes at 1200 mm centres.</p> <p>Weepholes shall be free from any mortar or other material that will prevent their proper functioning. Weepholes shall be formed wither by the inclusion of a pipe or duct at the given location or by omission of mortar (partially or fully) in the perpend joint.</p>
AS 43491.0	<p>Major defect – A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.</p> <p>Significant item – An item that is to be reported in accordance with the scope of the inspection, which may be a feature that is present or a feature that is absent.</p>
AS 3700-2011	<p>4.7.2 Weepholes. Weepholes shall be provided wherever it is necessary to drain moisture from or through masonry construction. Where flashings are incorporated in the masonry, weepholes shall be provided in the masonry course immediately above the flashing, at centres not exceeding 1200 mm.</p> <p>12.4.14 Weepholes. Weepholes shall be free from any mortar or other material that will prevent their proper functioning. Weepholes shall be formed either by the inclusion of a pipe or duct at the given location or by omission of mortar (partially or fully) in the perpend joint.</p>
AS 4773.2-2015	<p>10.5.3.1 Cavity flashings Cavity flashings shall be provided at all points where the cavity of a masonry cavity wall is interrupted by a structural element, opening or similar configuration. Cavity flashing shall be - (c) drained by weepholes at 1200 mm maximum centres;</p> <p>10.5.3.2 Sill flashing Sill and head flashings shall be installed so that water is shed towards the exposed skin. This is particularly critical at the end of flashings. Sill flashing shall be built in below exposed masonry sills, as shown in Figure 10.6. It shall be embedded not less than 30 mm in the outer leaf, extend 150 mm beyond reveals on each side of the opening and be adequately secured to the inner leaf or window frame. Sill flashing shall be either— (a) built in directly below the sill brick; or (b) built in one course below the sill brick.</p>

**NOTE: Weepholes may be omitted at sill flashings.**



**NOTES:**

- 1 Flashing may be omitted where the opening is protected by a veranda, eaves, or the like.
- 2 Head flashing may be omitted where  $A \geq 3B$ .
- 3 Sill flashing may be omitted where  $A \geq 3C$ .
- 4 Details 1 and 2 are interchangeable as are details 3 and 4.

**FIGURE 10.6 LOCATION OF SILL AND HEAD FLASHINGS IN CAVITY CONSTRUCTION**

### 10.5.3.3 Head flashings

Head flashings shall be installed over all exposed openings in cavity walls, as shown in Figure 10.6, and shall—

(a) extend 150 mm (min) beyond each side of the opening or any items breaching the cavity;

(b) be built into the external leaf a minimum of 30 mm, turned up in the cavity not less than 150 mm and built into the inner leaf to a minimum of 30 mm;

(c) be placed as low as practicable over the opening in the first available course above the lintel but in no case greater than 300 mm above the opening; and

NOTE: If a cavity flashing is already placed in this position it may serve as a head flashing.

(d) be drained by weepholes at 1200 mm maximum centres for openings greater than 1200 mm in width.

#### Key Issues for Consideration

There is no allowance under the deemed-to-satisfy provisions, Part 3.3.4 Weatherproofing of masonry in either of the applicable Australian Standards for flashings and weep hole to be omitted other than head flashings where there is appropriate eaves cover or weep holes at sill flashings.

The Dulux view is incorrect when a structural element is incorporated into the cavity masonry construction hence requiring a flashing and weepholes.

Additional Observations	<p>The lack of weepholes will not satisfy the requirements for a major structure defect when a pre purchase building inspection is conducted in accordance with AS 4349.1 Appendix 1.</p> <p>The lack of weepholes when combined with evidence of water ingress into a property may, at the discretion of the inspector, be classified as a major non-structural defect.</p>
Disclaimer	<p>This document is not intended to be Legal Advice. The document is only intended for Members of. The Industry Association of Building and Property Inspectors in WA. Where appropriate, readers of the document should seek their own independently legal advice</p>

Signed Chairman

The Industry Association of Building and Property Inspectors in WA – Inspect WA

# 1. Public Release



## Public Release – Position Paper 09.2019 – Month 2020

**The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA is pleased to announce the release of its Position Paper on Texture Rendered Finishes as an alternative to Weepholes**

### Background

There were 2 key issues that contributed to the release of this Position Paper:

1. Some InspectWA members are reporting as a major defect, the omission of weepholes to masonry cavity walls with painted rendered and/or texture coated walls when carrying out a non-pre-purchase building inspection.
2. Some Builders are relying on the Dulux discussion paper dated 28/01/2015 as a valid reason for the omission of weepholes.

### The Associations position is:

1. The omission of weepholes is acceptable only when it has been approved under a building permit as a performance based solution and performance is being achieved.
2. The omission of weepholes is accepted in only accordance with AS 3700-2011 and AS 4773.2-2015.
3. The view of the Dulux Discussion paper is not shared by the committee.

The Association recommends that it's Building Inspector Members report on the omission of weepholes in a masonry cavity walls that has been painted rendered and/or texture coated as a major non-structural defect (construction defects) (in construction reports) if not installed in accordance with AS 3700-2011 and AS 4773.2-2015, unless it has been approved under a building permit as a performance based solution and performance is being achieved.

The Association does not believe the lack of weepholes in rendered walls in itself is a major structural defect. Dependent on individual circumstances, inspectors may indicate the lack of weepholes are a major non-structural defect if water ingress is noted.

Committee  
Inspect WA  
January 2020