



— DWYER —
QUALITY HOMES

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SOFFITS AND CLADDING

- Before commencing soffits or any cladding please check your plans and specification to confirm the material delivered matches all documents.
- Refer to attached details for framing of eaves for trusses at both 600mm and 900mm ctrs. The framing methods for these eaves differ due to min bearer/trimmer spacings.
- Ensure **nauling patterns** do not exceed table 7.5.5 (attached) are straight and nails are not overdriven.
- Patio/Alfresco pitching beams and gable ends will often require framing to create a min 100mm drop edge to protect the flush set ceiling from wind driven rain. Consideration should be given to brick piers or posts supporting these pitching beams as they will often dictate how wide you box these beams or extend the eaves – see attached details for framing suggestions. If in doubt, please consult your supervisor before you start.
- Ensure **external wall frames** are straight before fixing any cladding. Some products will require studs to be packed with ply to maintain a straight appearance due to ply bracing being fixed to the exterior of the frame.
- **Tops of windows and doors** must be “Polyflashed” prior to cladding to at least match the side and bottom window flashings that are attached to the window by the window manufacturer. This negates the need to extend the “Eyebrow Flashing” 110mm past the reveals as referred to in 3.5.4.6. This looks better and makes cladding easier by eliminating the need to “slot” the cladding around the eyebrow flashing. Always ensure building wrap is taped to the flashing and/or lapped over the flashing to direct water to the exterior of the building.
- All internal and external corners must be flashed prior to fixing cladding. Polyflash is an ideal product in most cases. Zinc flashings may be used but are subject to corrosion in exposed areas.
- Transitions between different cladding profiles require special consideration. There are many ways to achieve this, and options should be discussed with your supervisor prior to commencing any cladding so that suitable materials can be supplied for installation.
- All cut ends of timber trims must be treated with Ecoseal (or Clear Enseal Timber Treatment) and paint primed prior to fitting.
- Ensure sill window trims have fall and a min 3mm gap for drainage (see Hardies detail attached to this specification)



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- It is recommended that window trims not be mitred as this method tends to hold moisture and promote decay as the joints shrink and open up. Vertical joints are preferable as this allows for moisture to drain. Where possible extend the eyebrow flashing over the vertical trims to protect the end grain from weather.
- NRG and most EPS (Expanded Polystyrene) products have very specific fixing requirements. If you are not familiar with these systems, please visit their respective website and download the technical data before you commence cladding. Links are listed below and a very brief summary is included in the back of this manual.

NRG - www.nrggreenboard.com.au

JH - www.jameshardie.com.au/technicalLibrary for all James Hardies products

NRG



James Hardies



It is essential that sealant is applied to the window/door frames prior to fitting sheets and that a min 3mm gap is provided against the aluminium frame to allow for a second bead of sealant to be applied prior to any render application. If sheets are fitted too tight, the sealant will only sit on the surface and not be as effective. Once render is completed, a 3rd bead of sealant will be applied to the finished surface by another party.

It is vital to ensure that all **window sills have a slope of approximately 15 deg** and that any weepholes built into the windows/doors are kept clean and functional



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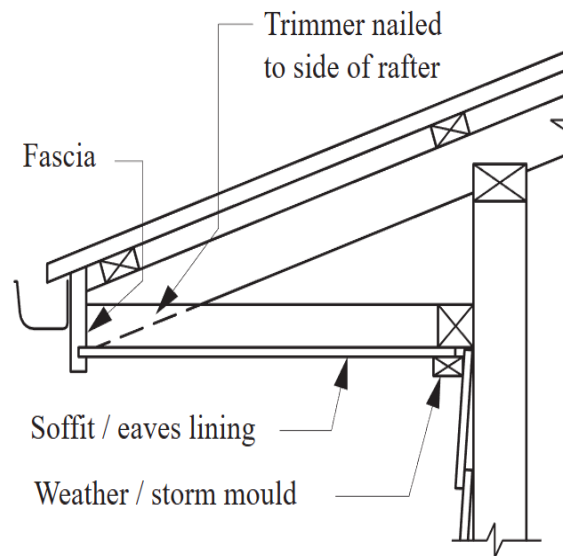
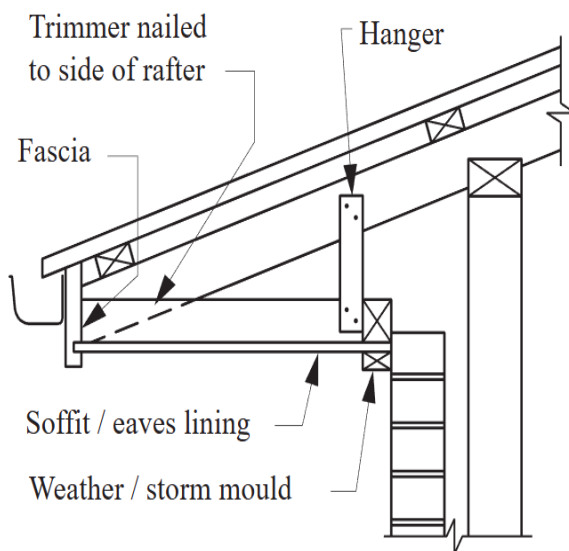
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NCC Soffit and cladding details



Figure 7.5.5 Eaves trimmer detail

This layout is only suitable for
600mm truss spacings





7.5.5 Eaves and soffit linings

Where provided, external fibre-cement sheets and linings used as eaves and soffit linings must—

- (a) comply with AS/NZS 2908.2 or ISO 8336; and
- (b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using—
 - (i) 2.8 × 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Table 7.5.5 Trimmer and fastener spacings for 4.5 mm and 6 mm fibre-cement eaves and soffit linings

Maximum eaves width	Wind class	Maximum trimmer spacings (mm)		Maximum fastener spacings (mm)	
		Within 1200 mm of the external corners of the building	Elsewhere	Within 1200 mm of the external corners of the building	Elsewhere
600	N1	600	900	200	300
	N2	600	800	200	300
	N3	500	700	200	300
1200	N1	600	750	200	300
	N2	600	700	200	300
	N3	500	650	200	300



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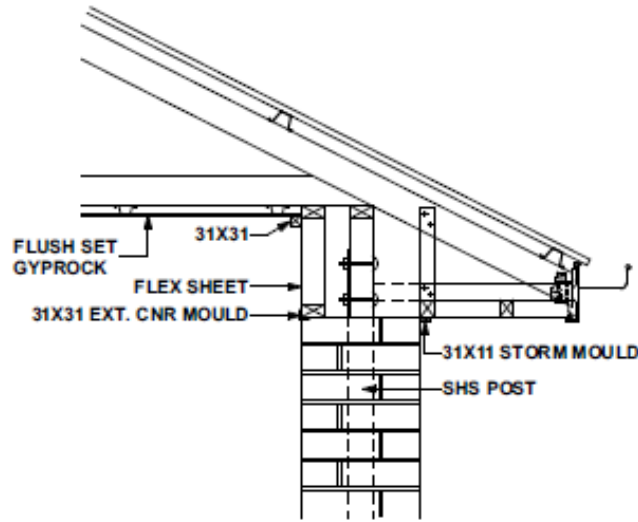
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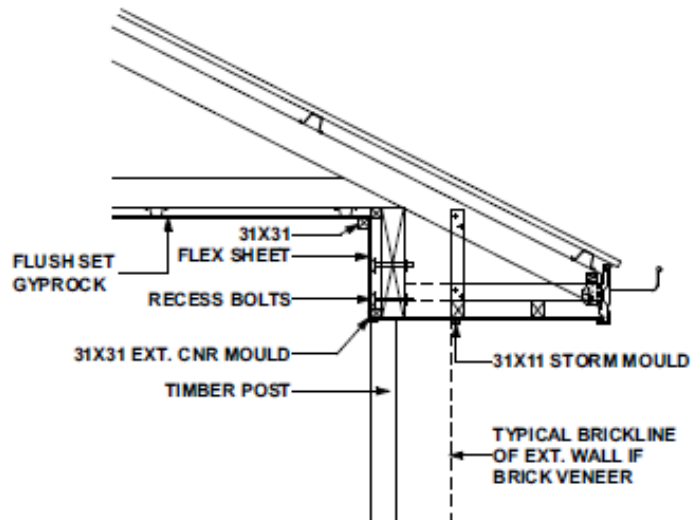
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**TYPICAL FRAMING DETAIL FOR SOFFITS
WHEN TRUSSES ARE @ 900 CTS**



**TYPICAL TIMBER POST/ALFRESCO
GYPROCK CEILING/SOFFT DETAIL**



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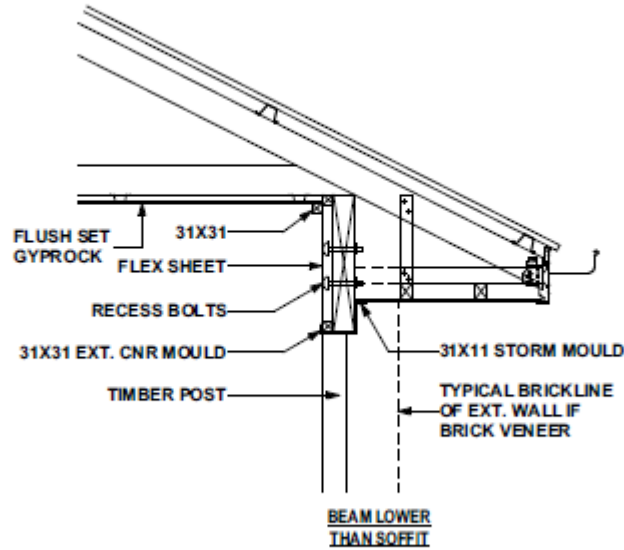
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