Don & Low
MEMBER OF THRACE GROUP

FrameTX® & FrameTX® Thermo Breathable Membrane

FrameTX® breather membranes are high performance vapour permeable membrane intended for walling applications only.

FrameTX®

FrameTX® THERMO

FrameTX® breather membranes are:

- water resistant and will reduce the risk of any penetrating water passing to the timber or steel structure, and
- vapour permeable, allowing water vapour, which permeates into the wall construction from inside, to diffuse safely into the wall cavity where it will be removed by air movement or condense and drain safely away.

In accordance with requirements to reduce the risk of condensation an effective air and vapour control layer must be specified on the warm side of the insulation layer.

FrameTX®Thermo has a reflective aluminium surface, specifically designed to enhance the thermal performance of timber & steel frame structures.

General Installation Information

Insitu fixing to Timber Frame

Generally:

The membrane must be installed in accordance with these instructions and in accordance with the recommendations given in NHBC Standards, where appropriate.

Exposed membranes can be damaged by high winds, prolonged exposure to UV, careless handling or by vandalism and must be covered by external cladding as soon as practically possible on completion of installation. Any damaged areas should be repaired or replaced before completion. The product is designed as a secondary barrier that resists the penetration of liquid water behind the primary cladding. Whilst still exposed, the membrane should not be considered as being totally weatherproof, as some rain penetration may occur.

Procedure:

Unroll the membrane and fit directly to the timber sheathing ensuring that the lower base timbers are covered. FrameTX®Thermo should be installed with the reflective face to the outside. Ensure that the vertical joints of the membrane are staggered.

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To assist in the subsequent location of the vertical studs these should be highlighted on the membrane.

To prevent damage by wind action the membrane should be fixed at regular intervals not exceeding 500 mm vertically and 1.0m horizontally, using austenitic stainless steel nails or staples.

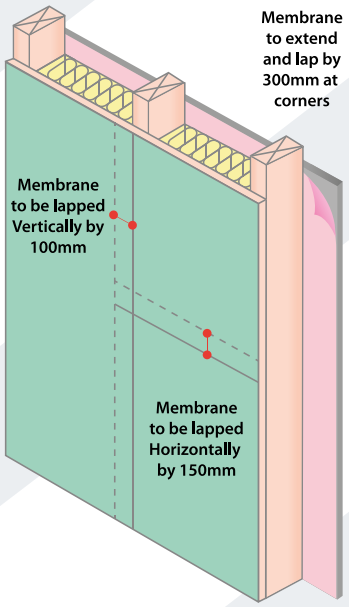
Lap the membrane by 100mm horizontally and 150mm vertically and at external corners return the membrane by 300mm, see Figure 1.

Upper layers should overlap lower layers to shed water away from the sheathing and below the level of the lowest timber. It is essential that the lowest timber members are protected by the membrane.

At openings the membrane should be detailed into the opening return to ensure there is sufficient lap and weathering with the proposed framing.

At cavity barriers and trays the membrane should be lapped by at least 100mm horizontally and 150mm vertically.

Figure 1



Insitu fixing to Steel Frame

Generally:

In steel framed construction the membrane will typically be laid directly onto insulation. The membrane is compatible with all mineral and plastics insulants.

The membrane can be damaged by high winds, prolonged exposure to UV, careless handling or by vandalism and must be covered as soon as practically possible on completion of installation. Any damaged areas should be repaired or replaced before completion.

Procedure:

Unroll the membrane and fix directly to the steel framing or substrate with the reflective face to the outside. Ensure that the lower base steel members are covered and that the vertical joints of the membrane are staggered.

To assist in the subsequent location of the vertical studs these should be highlighted on the membrane.

To prevent damage by wind action the membrane should be fixed at regular intervals not exceeding 500 mm vertically and 1.0m horizontally

Lap the membrane by 100mm horizontally and 150mm vertically and at external corners return the membrane by 300mm, see Figure 1.

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Where the vertical membrane adjoins a low pitched metal profiled roof, the membrane should be taken up over the wall head and lapped 300mm below the roofing underlay to ensure continuity.

Repair

Any tears or damage to the membrane can be repaired prior to the installation of the external walls or claddings by laying another sheet over the damaged area and sealing it correctly, ensuring water is shed away from the sheathing.

Transport and Site Storage

The membrane is delivered to site in rolls individually wrapped in polyethylene. Rolls should be kept wrapped until required, stored on their side, on a smooth, clean surface, under cover in a cool, dry environment and protected from sunlight.

Health and Safety

Care should be taken in handling materials at height in particular ensure that manual handling regulations are not exceeded. Before work commences a method statement and risk assessment requires to be prepared.

Standards and Guidance

The membrane conforms to the Construction Products Regulation (EU Regulation No. 305/2011), Underlay for walls (Annex ZA of EN 13859-2) and is manufactured under control of an ISO 9001 Quality management system.

Resistance to moisture and weather: The appropriate national requirements require that walls should resist the penetration of rain from outside. The properties of the membrane ensure that, when installed as recommended, a wall will comply with the following regulations:

England: Approved Document C, Section 5;

Wales: Approved Document C, Section 5 ;

Scotland: Technical Handbook 3, Section 3.10 (Domestic and Non-domestic);

Northern Ireland: Technical Booklet C, Section 6, and

Southern Ireland: Technical Guidance Document C, Section 3.2.

Condensation: BS 5250, British Standard Code of Practice for control of condensation in buildings, is the primary reference for the installation of membranes in walls and roofs. It is referenced extensively within the building regulations as follows:

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England: Approved Document C, Section 5;

Wales: Approved Document C, Section 5;

Scotland: Technical Handbook 3, Section 3.15 (Domestic and Non-domestic);

Northern Ireland: Technical Booklet C, Section 8, and

Southern Ireland: Technical Guidance Document F, Section 1.

Conservation of fuel and power: The appropriate national requirements require that walls should be designed and constructed in such a way that an insulation envelope reduces heat loss. The properties of the membrane ensure that, when installed as recommended, a wall will comply with the following regulations:

England: Approved Document L1A; L1B; L2A and L2B;

Wales: Approved Document L1A; L1B; L2A and L2B;

Scotland: Technical Handbook 6, Section 6.2 (Domestic and Non-domestic);

Northern Ireland: Technical Booklet F1 and F2, and

Southern Ireland: Technical Guidance Document L.

The standards set by the NHBC and the guidance for the construction of timber framed houses issued by TRADA, both specify the inclusion of a vapour permeable or breather membrane on the outer face of the sheathing of timber framed walls.

Don & Low Ltd, Glamis Road, Forfar, Angus, DD8 1FR, Scotland, UK
Tel: +44(0)1307 452200 Fax: +44 (0)1307 452201 email: enquiries@donlow.co.uk
www.donlow.co.uk