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Understanding & Enhancing Weathertightness in Facades



1. What is weathertightness?

Weathertightness is the ability of a building to protect itself and its occupants from the weather.

2. Name three important considerations to design a weathertight façade system.

Building envelope integrity, sealing of joints and penetrations, and air barriers and vapor barriers.

3. What is the purpose of airtightness?

To control air movement through gaps and cracks; air barriers prevent leakage and resist pressure changes.

4. When does condensation occur within buildings?

Condensation in buildings occurs when warm, moisture-laden air encounters cooler surfaces. This causes the water vapor in the air to cool down and convert into liquid water droplets.

5. What are the design principles to address condensation in building facades?

Ventilated façade systems are best to address the condensations in buildings, to avoid moisture build up in the wall cavity using vapor permeable rigid air barriers are highly recommended. The external wall system and the moisture movement must be designed based on NCC's climate zone guidance.

6. What type of weather barriers are required as per NCC 2022 for climate zones 6, 7 & 8?

Vapor barrier class 4 (as per AS/NZS 4200.1)- highly vapor permeable weather resistive barriers.