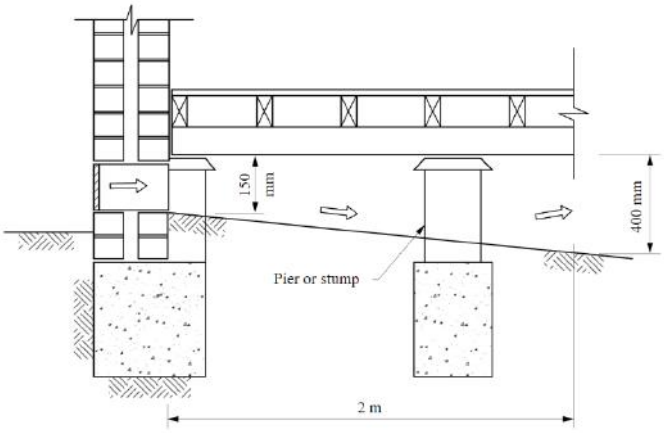
STOP THE ROT !

Technical Note No. 1 Revision 3 January 2018

Ventilation and Ground Clearance for Suspended Timber Floors

To prevent the deterioration of timber floor construction adequate ventilation must be provided to the sub-floor area. Moisture from the ground must be prevented from causing undue dampness, mould, fungal growth resulting in the rot and decay of structural elements.

Building Code of Australia (BCA) Volume 2 Part 3.4.1.2 states that "clearance between the ground surface and the underside of the lowest framing member must be not less than 150mm." *Clearance must also comply with any "Manufacturers Installation Requirements", for the flooring material used*



BCA Figure 3.4.3a Subfloor clearance requirements

For Tasmania, sub-floor ventilation is to be provided at a rate of not less than 6000mm2 per metre length of wall. The specified ventillation area means the nett area, that is the amount of free air space provided by each vent. Vent size, ventilation provided and installation requirements are detailed on the back of this brochure.

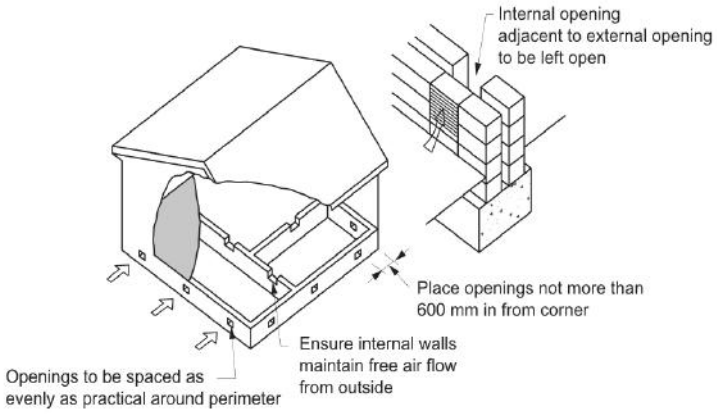
Notes for Construction:

The sub-floor space must;

- Be clear of all building debris and vegetation,
- Be cross ventilated by means of openings,
- Contain no dead air spaces

Requirements when locating vents;

- Place vents not more than 600 mm from the corner of the building in each direction,
- Vents to be evenly spaced along wall,
- Ensure internal walls maintain free airflow from outside.



BCA Figure 3.4.2 Typical subfloor ventilation details

Where perimeter ventilation is obstructed by patios, paving, concrete slabs, steps or the like, additional ventilation must be provided to ensure that the overall level of ventilation is maintained.

Typically, Available Vents

Size, Ventilation Area & Installation Requirements

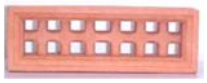
Type: **"Pryda" Metal Vent - 230 x 75.**
Vent Area: 52 holes @ 11mm x 11mm. = 6292mm2
Vent Spacing: 1048mm along wall

Type: **"Pryda" Metal Louvred Vent - 230 x 75.**
Vent Area: 5 louvres @ 200mm x 10mm. = 10000mm2
Vent Spacing: 1667mm along wall

Type: **Pryda" Metal Vent - 230 x 165.**
Vent Area: 117 holes @ 11mm x 11mm. = 14157mm2
Vent Spacing: 2359mm along wall

Type: **Pryda" Metal Louvred Vent - 230 x 165.**
Vent Area: 4 louvres @ 180mm x 6mm. = 4320mm2
Vent Spacing: 720mm along wall

Type: **"Pryda" Metal Vent - 395 x 190.**
Vent Area: 253 holes @ 11mm x 11mm. = 30613mm2
Vent Spacing: 5102mm along wall



Type: **Cement (Terracotta Look-Alike) 230 x 75.**
Vent Area: 14 holes @ 14mm x 14mm. = 2744mm2
Vent Spacing: 788mm along wall

Type: **Cement (Terracotta Look Alike) 200 x 200.**
Vent Area: 16 holes @ 20mm x 20mm. = 6400mm2
Vent Spacing: 1066mm along wall

Type: **Cement (Terracotta Look-Alike) 230 x 165.**
Vent Area: 15 holes @ 18mm x 18mm. = 4860mm2
Vent Spacing: 810mm along wall

Type: **Bricks on Edge 1 Brick High.**
Vent Area: 5 perps @ 86mm x 11mm. = 4730mm2
Vent Spacing: 788mm along wall

Type: **Bricks on Edge 2 Bricks High.**
Vent Area: 5 perps @ 172mm x 11mm. = 9460mm2
Vent Spacing: 1576mm along wall