

# MASONRY

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B. C. COUNCIL OF CONSTRUCTION TRADE ASSOCIATIONS

*Trade Tech Tips is a co-operative effort between the AIBC and the B.C. Council of Construction Trade Associations (COCTA). This series of publications is intended to improve the transfer of technical trade information from the trade associations to the members of AIBC. COCTA is responsible for the development of this information, which should be treated as general guidelines and evaluated on a specific project basis. If you have any comments or suggestions on this program, please contact Michael Ernest, MAIBC, Director of Professional Services at AIBC.*



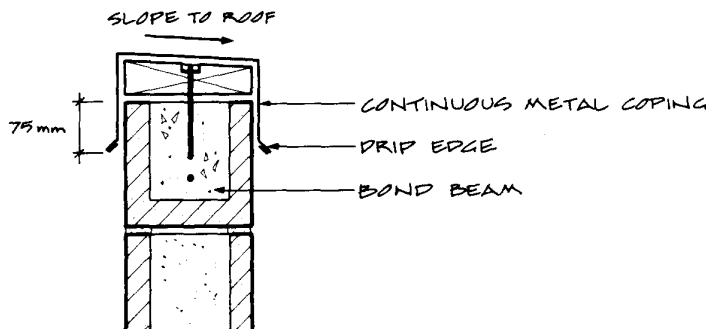
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**HOT TOPICS:** This insert from the Masonry Institute of B.C. highlights current topics of interest, based on inquiries we, and our supplier members, receive from architects.

**TRADE TECH TIPS MASONRY SEMINAR - November 28** breakfast meeting at the AIBC. Contact Susan Finney (683-8588) to register and for detailed information.

**STAINLESS STEEL BRICK TIES** – Requirements for stainless steel brick ties in masonry veneer construction are provided in the 1994 edition of CSA A370, "Connectors for Masonry". Stainless steel ties must be used in walls over 11m high in the heavy wind-driven rain climates of Canada. Not surprisingly, the coastal area of B.C. qualifies in the wind-driven rain category! Hot-dipped galvanized ties are still acceptable for lower walls, and for all walls in non-coastal areas. Stainless steel ties provide a very high level of corrosion protection, which takes maximum advantage of the extremely long life cycle available with masonry construction. The 11m-height threshold is intended to define medium to high-rise buildings, which have a greater rain exposure, and are more difficult to inspect, maintain and repair. Stainless steel ties are readily available in our market, and add only a few percent to total wall cost. Some or all of this cost may be offset by the wider tie spacings now possible under the new, refined seismic design factors in the 1998 B.C. Building Code. Further information on these topics is available in MIBC Masonry Report # 83R.

**CAP FLASHINGS MUST SLOPE TO ROOF** - The drawing below shows some simple but key detail requirements to avoid wall staining.



If the cap does not slope adequately (minimum 15%), rain can wash dirt down the face of the building. This will tend to concentrate at flashing joints, and result in streaks at regular intervals along the wall.

The vertical leg of the flashing should extend down the wall as shown to protect against wind-driven rain.

ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA

**MASONRY COST GUIDE UPDATED** - Did you know that an increase in brick size can save 10 to 15 % of your masonry wall cost? This handy cost guide provides cost data for various options for both structural and veneer masonry walls. The impact of unit sizes, finishes and accessories are covered in MIBC Masonry Report # 87, revised September 2000.

**FSR CHANGES ENCOURAGE MASONRY CLADDINGS** - The City of Vancouver, along with several other authorities having jurisdiction have changed their Floor Space Ratio definitions to remove disincentives to thicker, better wall systems - such as masonry veneer. Previous regulations measured floor space to the outside of exterior walls, which encouraged thin walls to maximize interior net floor space. The new rules provide exemptions for the extra thickness required for better performing walls, which may incorporate "rainscreen" cavities, exterior cavity insulation and robust claddings such as brick, block and stone. See Masonry Report #88 for FSR details & the MIBC Design Manual for rainscreen design.

**CAULKING COLOUR AFFECTS MASONRY APPEARANCE** - Caulking colour can have a significant impact on the appearance of your masonry facade - not always a positive one! Caulking is required to seal horizontal and vertical movement (control) joints in masonry veneers. When colour selection is given little or no thought in the specs or on the jobsite, this can result in these joints becoming unintended, highlighted "features" rather than unobtrusive details. The MIBC suggests that vertical joint colour be matched to the masonry unit colour, particularly for darker brick and coloured block. Horizontal joints at shelf angles should be matched to the mortar colour (usually dark grey) so they will "read" consistently with the rest of the wall coursing. Your specifications should include caulking colours, and a requirement that the architect accept proposed caulking materials as part of the sample panel review process.

**RECENT MASONRY REPORTS:**

- 5.5 Condo Problems - Brick Solutions (life-cycle cost info, recent projects)
- 5.6 Structural Block Hotel
- #85 & #86 Masonry School Project Reports

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The MIBC is supported by B.C.'s brick and block suppliers, and masonry contractors.  
 The MIBC offers technical design assistance through:

- Phone, fax and e-mail enquiries, office visits to review details, specs & materials.
- Technical literature from our locally developed design manual and our library.
- Seminars, courses and design office presentations.

**Masonry Design Manual** - Currently being updated - Available in print, disk and website formats early next year.  
**Website** - [www.masonrybc.org](http://www.masonrybc.org) will be operational in November 2000.

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