

TRADITIONAL BUILD - 5 STEPS TO THE SUCCESSFUL INSTALLATION OF PARTY WALL SPANDREL PANELS

STEP ONE

fireproofing (see detail 3)

lateral restraint (see detail 1)

panel-to-panel joint (see section B-B)

lateral restraint (see details 4 & 5)

cavity closer and mineral wool quilt

lateral restraint (see detail 4)

300mm min. (for sound-proofing)

cavity insulation to depth of ceiling insulation to reduce cold bridging

continuous ledger to support plasterboard edge and for connection of lateral restraint binder

ENSURE THAT MINERAL WOOL INSULATION IS SANDWICHED BETWEEN TOP OF BLOCKWORK AND BOTTOM OF SPANDREL PANEL. AS A GENERAL RULE OF THUMB - THE TOP OF THE BLOCKWORK SHOULD BE AT LEAST 300MM ABOVE CEILING LEVEL TO COMPLY WITH ROBUST DETAILS. (HOWEVER ALWAYS CHECK PLOT SPECIFIC DETAILS)

STEP TWO

Detail 1
Options 1 and 2 – Lateral restraint to the top of spandrel panel(s) over timber framed or masonry party wall

section C-C

option 1

option 2

timber ledger fixed to spandrel panel

nominal 25mm x 100mm binder/longitudinal bracing fixed to at least three trusses with 3.1mm x 65mm machine driven nails or 3.35mm x 65mm (10 gauge) ordinary nails

binder to be fixed to ledger with nails or screws driven squarely into ledger

lateral restraint to be provided at maximum 2m centres along rafters and ceiling joists (no more than 1.25m centres for dwellings over three storeys or over two storeys in Scotland) with first restraint as close to apex as possible

timber ledger typically 63mm x 38mm or 72mm x 47mm

ledger to be applied across face of spandrel and nailed to at least two studs and minimum two nails per stud

length of nails to provide a minimum 30mm penetration into studs

metal restraint strap fixed to minimum 38mm x 63mm noggings fixed between at least three trusses with eight 3.75mm x 30mm square twisted nails evenly spaced

noggings to be fitted at apex and maximum 2m centres along the rafters and ceiling joists (no more than 1.25m centres for dwellings over three storeys or over two storeys in Scotland)

end of restraint strap to be fixed to studwork

PROVIDE LATERAL RESTRAINT TO TOP OF SPANDREL PANEL AS DETAIL '1' ABOVE. OPTION 1 OR OPTION 2 CAN BE USED.

STEP THREE

Details 4 and 5 – Lateral restraint to the bottom of single leaf spandrel panel on a masonry party wall

detail 4

detail 5

panel location straps at 1.2m centres face fixed into studs with a minimum of two 65mm screws and a minimum of three plug and screw fixings into at least two masonry blocks

lateral restraint straps to masonry wall at 1200mm centres, on both sides of the wall, fixed to noggings between at least three trusses using four 3.75mm x 30mm square twist nails

last fixing into third truss or into nogging beyond third truss

alternatively, in place of noggings use 25mm x 100mm binder fixed to at least three trusses with 3.1mm x 65mm machine driven nails or 3.35mm x 65mm (10 gauge) ordinary nails

straps fixed to binder with eight 25mm x 4mm steel screws

straps fixed to wall with three plastic wall plugs and 4mm diameter (N6) screws

PROVIDE LATERAL RESTRAINT TO BOTTOM OF SPANDREL PANEL & BLOCKWORK WALL AS PER DETAIL 4 & 5 ABOVE.

STEP FOUR

screws/nail fixings

skew nail/screw fixings to join panels

cover strips of double layer 12.5mm plasterboard across butt joint between panels

first and second layers of plasterboard individually fixed into each stud with screws at 300mm max. vertical centres or nails at 150mm max. vertical centres

150mm min.

screws/nails to penetrate studs by at least 25mm

joints in cover strips to be staggered

Section-view B-B of joint in spandrel panel

SPANDREL PANELS OF 2 OR MORE PIECES REQUIRE COVER STRIPS AS DETAIL ABOVE

STEP FIVE

Detail 3 – Fire stopping between top of party wall spandrel panel and roof covering

600mm max. centres

compressible rock fibre quilt (typically 60mm) fitted between tiling battens, roof underlay and roof tiles/slates

roof tile underlay

fire stopping to be provided by compressible rock fibre quilt

quilt to extend beyond both faces of either single or twin leaf spandrel panel

keep spandrel down from the top of rafter (typically 25-50mm, measured perpendicular to the top of the rafters)

PROVIDE FIRESTOPPING TO HEAD/TOP OF SPANDREL PANEL AS DETAIL ABOVE

THE ABOVE DETAILS ARE TAKEN FROM NHBC TECHNICAL GUIDANCE 7.2/25 'SPANDREL PANELS TO COLD ROOFS'