

Technical Guidance

Garage wall construction

Question

For garage walls of cavity construction, is a cavity less than 50mm wide acceptable?

Considerations

- NHBC Standards clause 6.1 – S2(d) states all external masonry cavity walls should be constructed with at least a 50mm nominal clear cavity. This is to allow sufficient room to construct the wall and reduce the possibility of mortar bridging.
- NHBC Standards clause 9.1 – D5(d) accepts garage walls constructed with a single leaf of brickwork or blockwork 100mm thick but says such walls will not be impervious to wind-driven rain and consequently could become damp. It also says 'In areas of severe exposure, single leaf walls may require a high standard of workmanship and possibly surface treatment to prevent an unacceptable level of rain penetration'.

Answer

On the basis that NHBC Standards allow garage walls of solid brickwork or blockwork 100mm thick, for garage walls of cavity construction a cavity of less than 50mm is acceptable.