

# WALL: BRICK VENEER DESIGN D

BRICK VENEER- CAVITY- CONTINUOUS INSULATION  
AIR & VAPOR BARRIER MEMBRANE- CONCRETE BLOCK  
BACK UP WALL

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**Boston Society of Architects  
Building Envelope Committee  
52 Broad Street  
Boston, MA 02109**

**Building Envelope Designs meeting the requirements of the new Massachusetts  
Energy Code 780 CMR 13  
*For Educational Purposes Only***

Acknowledgments:

Process: The BSA Building Envelope Committee was approached by the Board of Building Regulations and Standards to develop building envelope details demonstrating compliance with the new energy code. Richard Keleher AIA, chairman and founder of the BSA building envelope committee appointed a task force to develop a narrative and details to demonstrate compliance with the new energy code. The task force developed the details and narrative below, which were then reviewed by the building envelope committee members.

The BSA was under contract with the Peregrine Energy Group, a contractor to the Board of Building Regulations and Standards to deliver pdf format drawings and a narrative of the system alternatives. Shepley Bulfinch Richardson and Abbott, Architects, Boston, acted as prime consultant to the BSA to develop the deliverables.

The task force decided to select, review, verify and edit some of the designs from the “Architects Guide to The New Energy Code”, by Mark Kalin, available in hard copy and in electronic form as publication No. 263 from the BSA.

The following task force members contributed their time and knowledge in the development of these designs:

<b>Wagdy Anis AIA</b>	<b>Shepley Bulfinch Richardson and Abbott, Task force chair.</b>
<b>Mark Kalin FAIA, FCSI</b>	<b>Kalin Associates Inc.</b>
<b>Jeff Wade AIA, CSI</b>	<b>ADD Inc</b>
<b>Lance Robson AIA</b>	<b>Building Envelope Technologies Inc.</b>
<b>Steven Rigione</b>	<b>HKT Architects Inc.</b>

In addition to reviews by the subcommittee members, the following members of the BSA's Building Envelope Committee performed very helpful reviews of the details before publishing:

<b>Len Anastasi, CSI</b>	<b>Lennel Specialties</b>
<b>Vince Camalleri AIA</b>	<b>Simpson Gumpertz and Heger</b>
<b>Ken Crocco AIA</b>	<b>ArchiTech Consulting Inc., Chicago Chapter AIA</b>
<b>Richard Keleher AIA, CSI</b>	<b>Shepley Bulfinch Richardson and Abbott</b>
<b>Don Klema AIA</b>	<b>Kallmann McKinnell and Wood Architects</b>
<b>Joseph Lstiburek, PhD. P. Eng.</b>	<b>Building Science Corporation</b>
<b>Ned Lyon P.E.</b>	<b>Simpson Gumpertz and Heger</b>
<b>Fred Nashed AIA</b>	<b>Architectural Consulting Services</b>
<b>Oscar Padjen AIA</b>	<b>Padjen Architects, Inc.</b>
<b>Allan Schmaltz</b>	<b>Unerectors Inc.</b>

The designs must be reviewed by a design professional before applying them for applicability to a specific project, including the limitations imposed by the interior and exterior environment of a building. Some designs are more durable than others, and cost is also a variable. The designs are based on a maximum of 35% interior relative humidity in the winter and normal exterior conditions in Massachusetts. Some of the designs fail if the interior RH is higher, and should be modified. Any misapplication or misinterpretation of these designs is the sole responsibility of the user.

In all of the designs below, continuity of the air barrier from foundations to roof is a focus, including closure of all penetrations. None of the designs have been reviewed by a structural engineer. The structural support of the air barrier is taken into consideration to withstand positive and negative air pressures, but should be reviewed by a structural engineer for transfer to the backup wall and structure. The systems and anchorages normally designed by specialty engineers such as light-gage steel studs, stone and precast concrete connections have also not been engineered. Alternatives within each design are discussed below.

Roof:

No attempts to vary the low-slope roofing design were made. Remember that the new energy code establishes a relationship of 10 times less permeable for the roof membrane than the vapor barrier in the roof assembly. Roof membranes vary from 2 to 0.03 perms, therefore the vapor barrier should be from 0.1 to 0.003, based on the roof membrane permeability.

Design A shows a pitched shingle roof and a metal roof. The concept of tying the roof air barrier to the wall air barrier is demonstrated. The shingle roof is ventilated due to the shingle manufacturer's warranty requirements. If the metal roofing standing seams are sealed, then it too should be ventilated. Otherwise the metal roof assembly is non-ventilated roof and takes advantage of the code roof ventilation exception for air-tight roof assemblies.

Design A also shows a penetration conceptually. The concept of air-tightening all penetrations should carry through all the designs.

Also in design A is an enlarged detail of a window connection, as an example of connecting a window-frame to the wall air-barrier. This is applicable to all the designs. Window crack perimeter sealants should be used that are compatible with polyethylene, such as low or ultra-low-modulus silicone. For small windows up to 5' or 6', one-part spray polyurethane foam may be used. A membrane, properly connected with compatible sealants and termination bars to window and membrane may also be used. The same tie-in location is true of louvers, metal door frames and store fronts. Curtain wall is tied in at the tube face of the glazing pocket.

- **Design D**

Description:

Brick veneer, cavity, rigid insulation, air and vapor barrier, concrete block back-up, gypsum board.

Advantages & Disadvantages:

This design is very similar to design A, except that less insulation (R-5) is required by code. All the other choices are identical.

This wall type has a layer of continuous insulation, making it energy efficient. It is easy to build, because the air and vapor barrier and the insulation are continuous. The concrete block back-up wall has "thermal mass" which saves energy. The back-up wall is always kept above the dew-point of the winter indoor air, which promotes durability. The air and vapor barrier on the warm side of the insulation also works as the drainage plane, handling liquid water, water vapor in the winter and reverse vapor drive, keeping the back-up wall always dry. The year-round stable temperature of the air & vapor barrier promotes its durability. It is also well structurally supported, especially if the

insulation is mechanically fastened rigid insulation and/or if the membrane is a peel-and-stick.

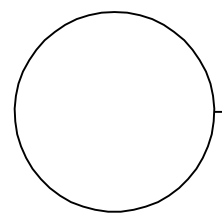
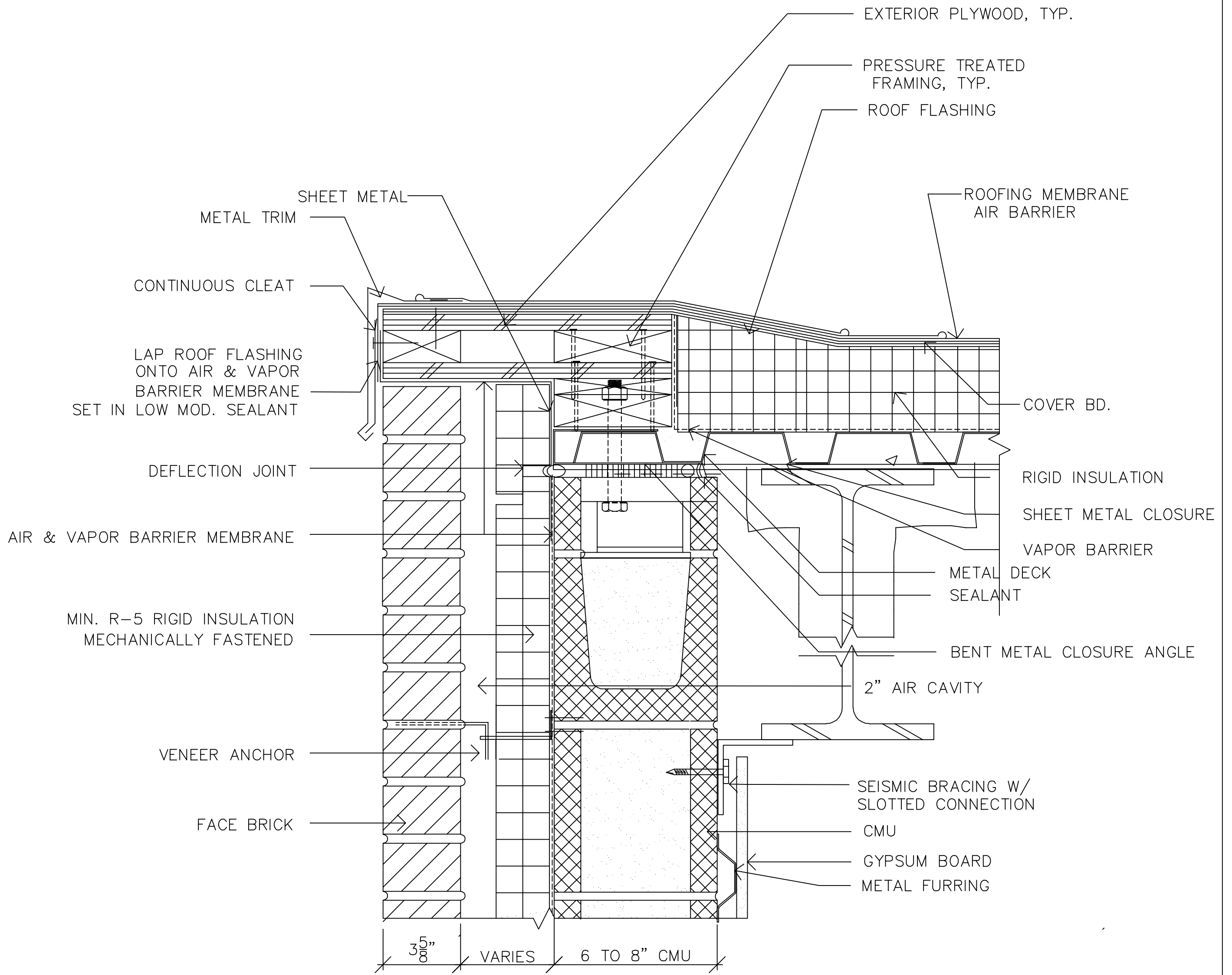
With closed cell board insulation, this wall can function without a vapor barrier. A less expensive version can use an extruded polystyrene insulation with spun-bonded polyolefin air barrier and no vapor barrier. Other kinds of insulation need a vapor barrier.

Insulation choices:

- extruded polystyrene
- polyisocyanurate
- expanded polystyrene
- spray polyurethane foam
- semi-rigid rockwool
- semi-rigid fiber-glass

Air and Vapor Barrier Alternatives:

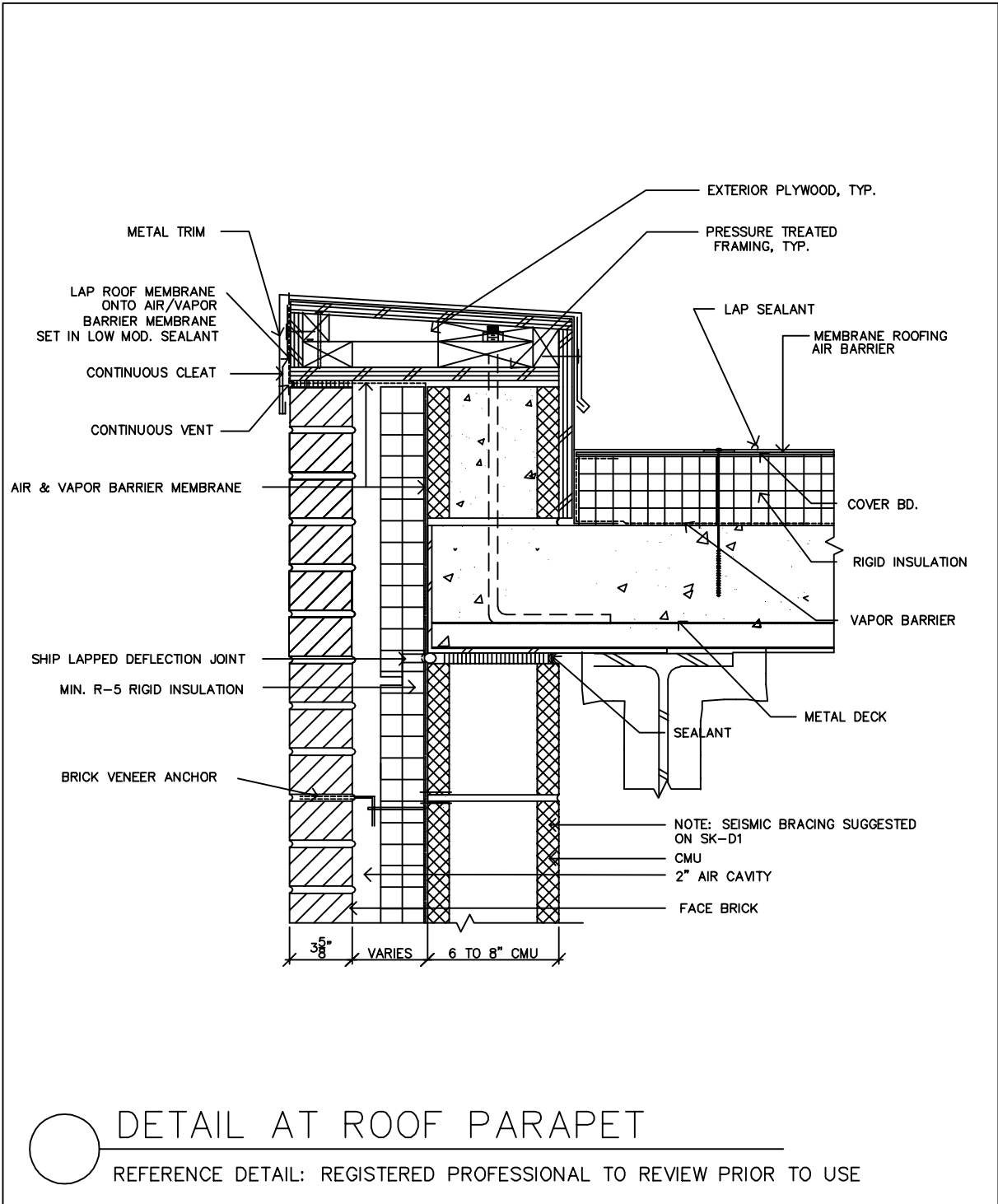
- In the case of spray polyurethane foam insulation, all it needs is membrane transition sheets and taping the sheathing joints.
- Peel-and stick modified asphalt/polyethylene membrane.
- Liquid-applied spray-on or trowel-on air/vapor barrier. (caution that asphalt damp-proofing is not considered to be flexible enough to be durable). Liquid-applied air and vapor barrier membrane may double as an insulation adhesive. If this kind of air and Vapor Barrier is used, trim-work at windows, and transitions needs to be made with a compatible sheet membrane, usually an asphalt peel-and-stick.
- Thermofusible modified asphalt membrane.
- Reinforced polyethylene sheet. Tape all joints with a compatible durable tape such as peel-and stick, and trim all openings and transitions with membrane.
- Reinforced aluminum foil air/vapor barrier, with taped joints and membrane transitions.
- Commercial grade spun-bonded polyolefin (not a vapor barrier), with membrane transitions and trim.



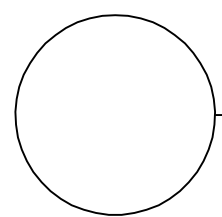
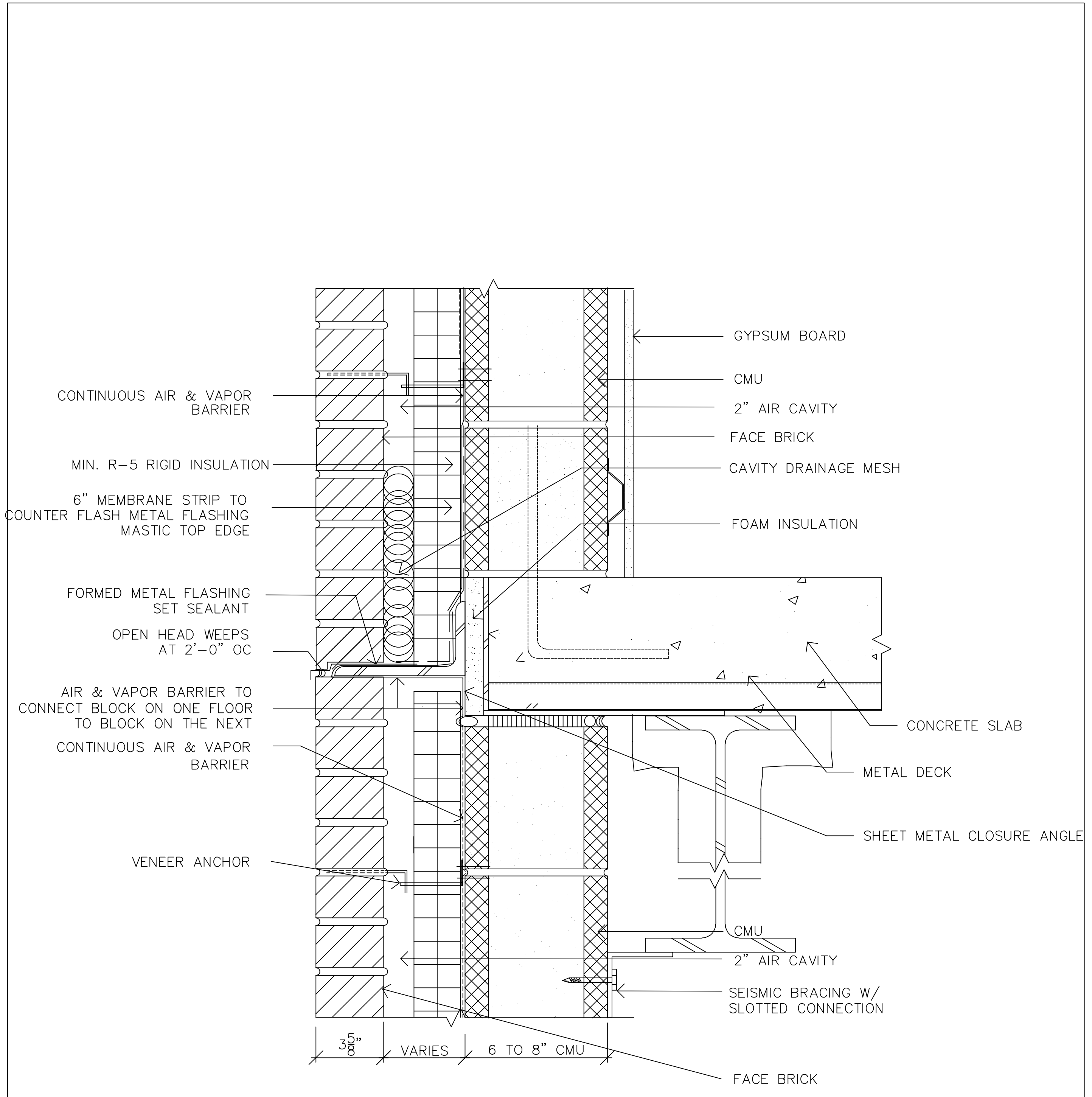
## DETAIL AT ROOF EDGE

REFERENCE DETAIL: REGISTERED PROFESSIONAL TO REVIEW PRIOR TO USE

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<p>ENERGY CODE: CONCEPTUAL DETAILS FOR EDUCATIONAL PURPOSES ONLY</p>	<p>Date: 10/10/2001 Scale: 3"=1'-0" Drawn: ---</p>	<p>SK-D1 2 OF 9</p>



DETAIL	TITLE: WALL DESIGN D BRICK VENEER ON BLOCK	SKETCH NUMBER
ENERGY CODE: CONCEPTUAL DETAILS FOR EDUCATIONAL PURPOSES ONLY	Date: 10/10/2001 Scale: 1-1/2"=1'-0" Drawn: ---	SK-D2 3 OF 9

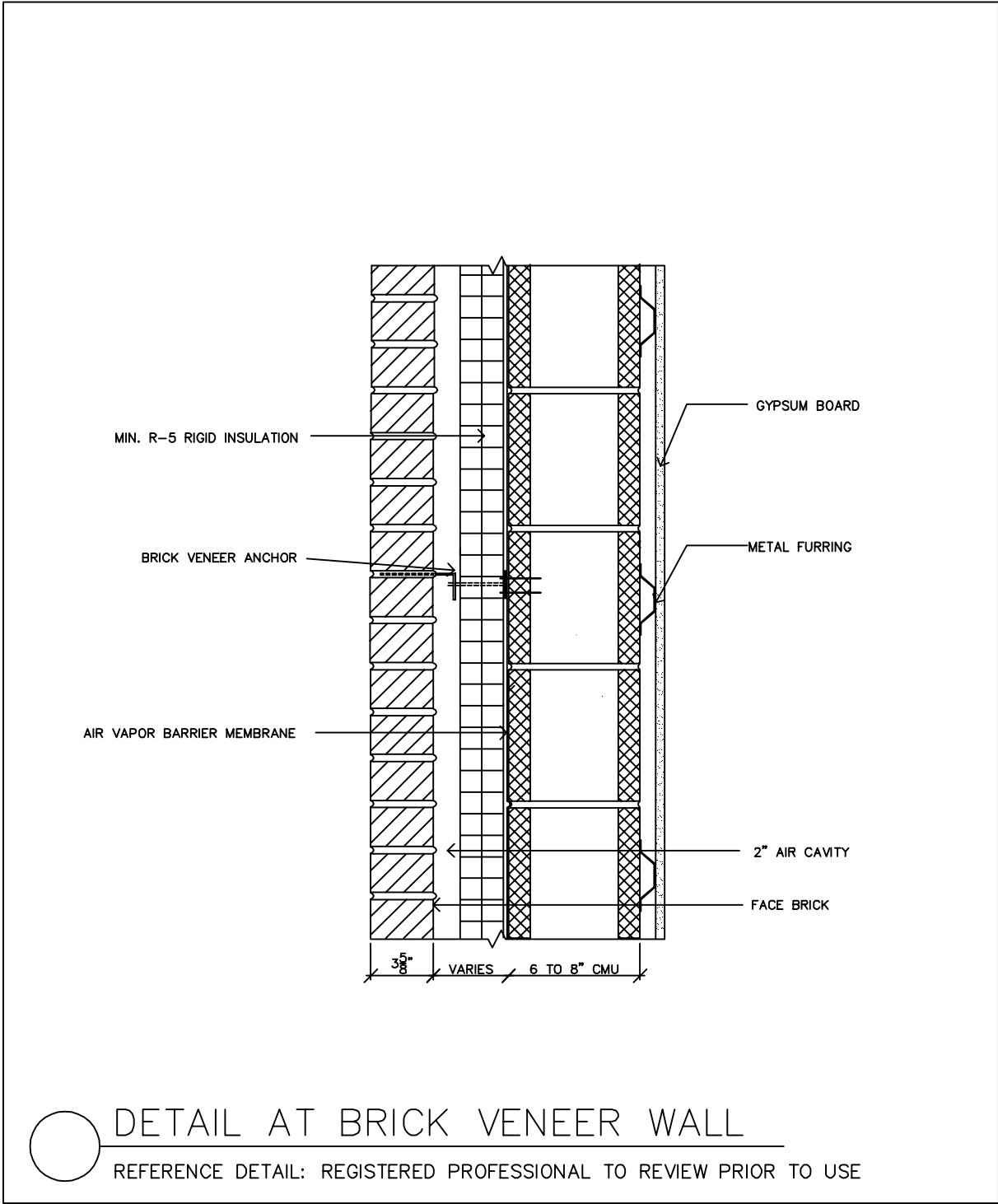


## DETAIL AT FLOOR SLAB

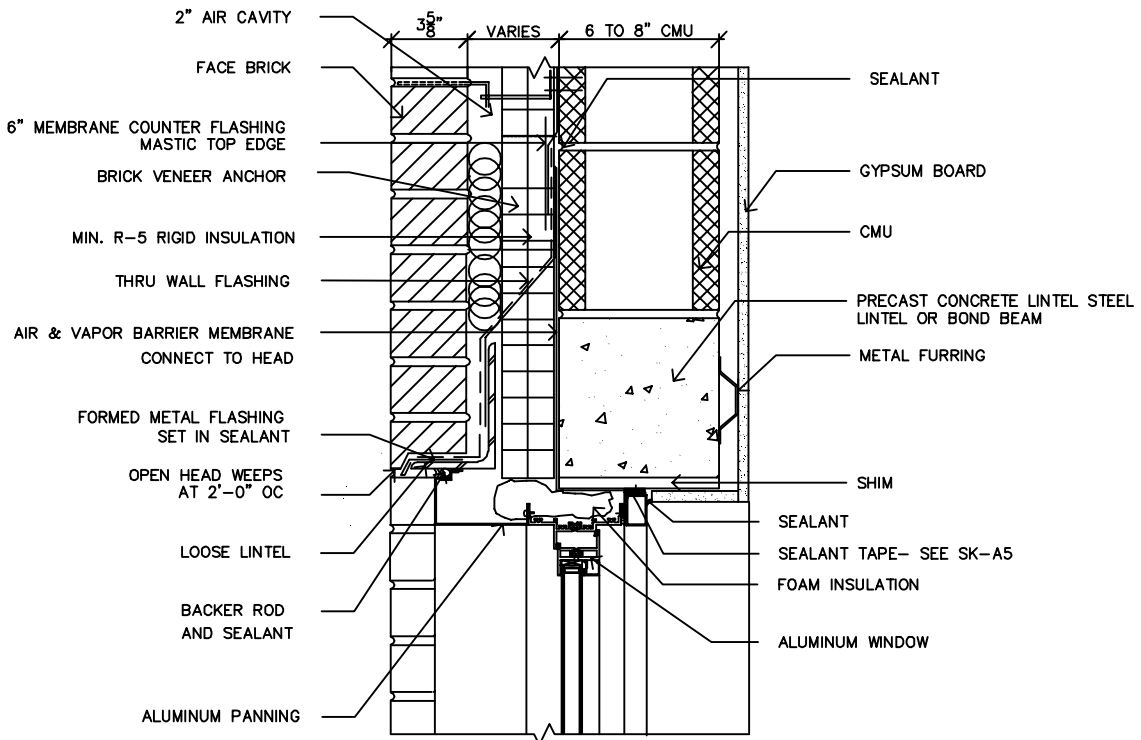
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<p>ENERGY CODE: CONCEPTUAL DETAILS FOR EDUCATIONAL PURPOSES ONLY</p>	<p>Date: 10/10/2001 Scale: 3"=1'-0" Drawn: ---</p>	<p>4 OF 9</p>





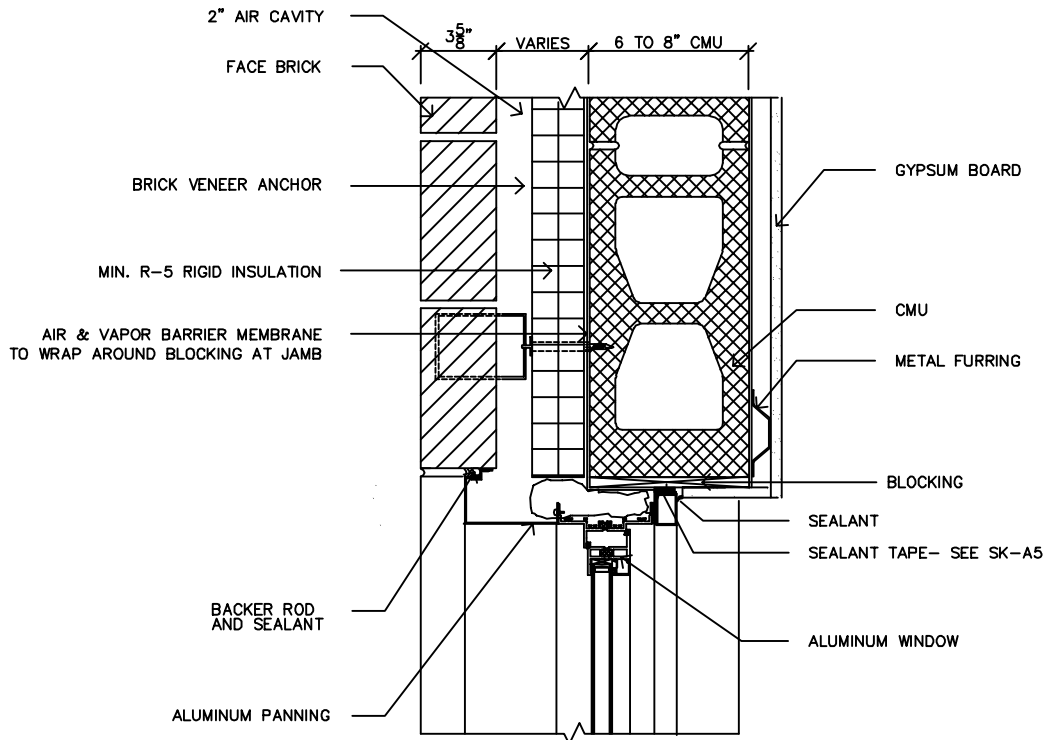
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DETAIL AT WINDOW HEAD

REFERENCE DETAIL: REGISTERED PROFESSIONAL TO REVIEW PRIOR TO USE

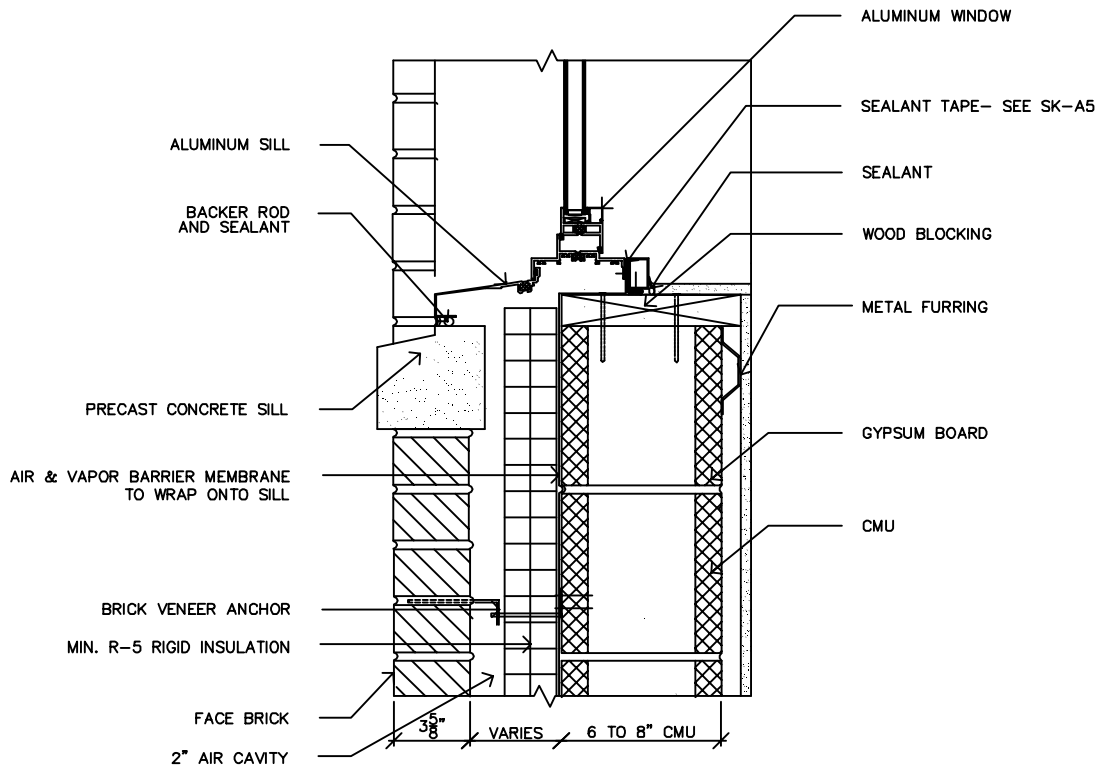
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DETAIL AT WINDOW JAMB

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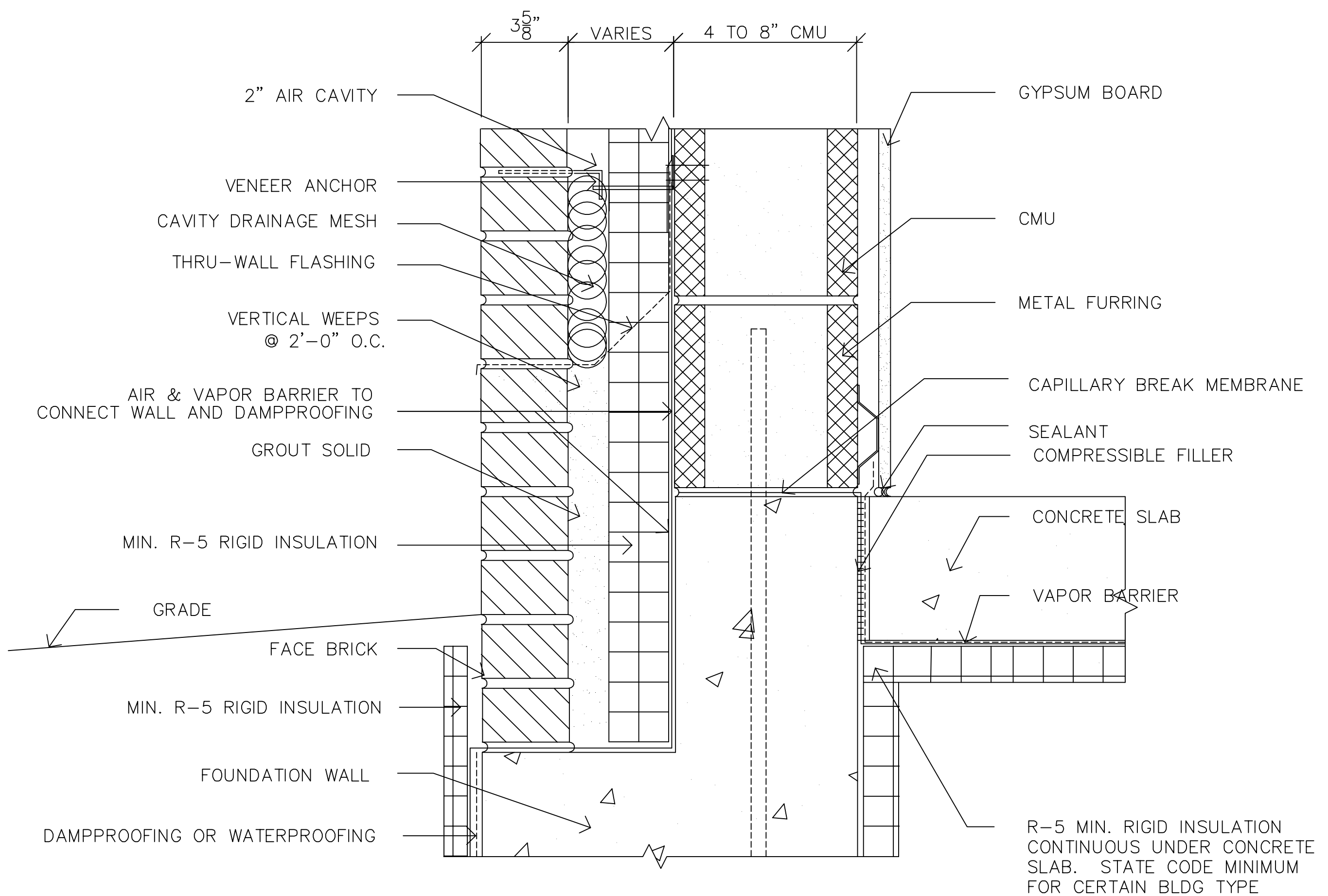
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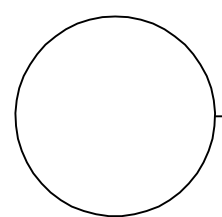
DETAIL AT WINDOW SILL

REFERENCE DETAIL: REGISTERED PROFESSIONAL TO REVIEW PRIOR TO USE

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<p>ENERGY CODE: CONCEPTUAL DETAILS FOR EDUCATIONAL PURPOSES ONLY</p>	<p>Date: 10/10/2001 Scale: 1-1/2"=1'-0" Drawn: ---</p>	<p>8 OF 9</p>



# DETAIL AT FOUNDATION



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