



TECHNICAL BULLETIN #3

ADVICE TO WOOD FLOOR CONTRACTORS

SUB FLOOR VENTILATION

Please be aware that:-

The Building Code of Australia sets out detailed information regarding the **minimum** requirements for sub floor ventilation under pier and beam construction, in three (3) different **climate zones** throughout Australia.

However, where bearer and joist construction is **also** to be covered with a **Kiln Dried** Hardwood Flooring System, the subfloor ventilation requirements for **full “cross-flow”** ventilation **increases** to a **minimum** of **7,500** mm² per lineal metre of wall, including intermediate dwarf wall construction.

It is to be emphasised that such **ventilation** must be **“cross-flow”** i.e., ventilators opposite one another, including in dwarf foundation walls.

Site Drainage

Consumers and specifiers need to be aware that especially when dealing with Kiln Dried wood floor products, consideration should be given, with regard to intelligent site drainage. Drainage is intended to take water **away** from a residence not direct it towards a residence.

Over the past couple of years, whether out of fear that clients may not have proceeded with proposed works or not, there appears to be an increasing failure to properly design drainage, to capture and dispose of excess water from building sites that has led to an increase in water inundation of timber floors.

Nothing takes the place of **common sense** and **good design**.

Sincerely yours

National Wood Flooring Association of Australia

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