

General

It must be stressed that wall tie failure or cracking of the outer leaf of a domestic property is rarely an immediate threat to the safety of the occupants. The risk is greater to pedestrians and adjacent property, and measures must be taken to restrict access to the risk areas if severe wall tie failure is diagnosed.

Wind suction in gale conditions is the normal cause of collapse of outer leaf walls with the gable top being the most vulnerable area. Attention should be given to narrow, unreturned walls such as those between openings and to the very large areas of walling such as gables. With the increase in a wall height by rust lamination of wall ties, it is possible that the load bearing characteristics of a structure may change. The outer leaf of a wall may become load bearing with the resulting distortion of a roof structure.

The installation of wall ties in an existing property may be needed to :

- Stabilise a cavity wall damaged by corrosion of vertical steel twist ties.
- Stabilise a cavity wall rendered unsafe by the loss of wire ties by corrosion.
- Increase the number of wall ties in a cavity wall constructed with insufficient..
- Tie back existing cladding walls to concrete, steel or timber frame structures.
- Stabilise two parallel single-leaf walls with space between not exceeding 25mm, tied together with solid mortar, where the two leaves are separating.
- Tie new walls or bulging walls back to existing cross walls.
- Tie walls either side of cuts made for insertion of openings or movement joints.

Much of the information in this 'Introduction' has been extracted from Building Research Establishment publications and your attention should be particularly directed to Digest 329 (revised 1993), Information Papers IP6/86, IP12/90, IP13/90 and Current Paper 3/81.

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