WETHERBY
Wall Systems
Part of ROCKWOOL Group

O&M Manual



Steel Frame Direct Fix

Stone Wool

Brick Slip



Low Rise

BBA kiwa ETA

0800 107 3299
technical@wall-systems.co.uk
www.wall-systems.co.uk

Section		Page
1.0	**Wetherby Insulated Brick Slip System Information**	**3**
2.0	**Aftercare and Maintenance**	**4**
2.1	Silicone Sealant	4
2.2	Garden and Plant Consideration	4
2.3	General Considerations	4
2.4	Damage to the System	4
3.0	**Additions to the EWI System**	**5**
3.1	Detailing of Additions	5
3.2	Fixtures and Fittings	5
3.3	Satellite Dish Installation	5
3.4	Addition of Metalwork	5
3.5	Pipes and Vents	5
3.6	Replacement of Existing Windows	6
3.7	Addition of New Doors and Windows	6
3.8	Canopies, Outhouse and Lean-Tos	6
3.9	Extensions and Conservatories	6
4.0	Ground Source Heat Pumps	6
5.0	**General Maintenance and Cleaning of the Brick Slip System**	**7**
5.1	Pressure Washing	7
5.2	Dust Marks / Minor Aesthetically Damaged Areas	7
5.3	Mortar Marks	7
5.4	Damaged Brick Slips	7
5.5	Severe System Damage	7
6.0	**Patch Repair of the Brick Slip System**	**8-12**
7.0	**Wetherby System Products**	**13**
7.1	Wetherby SWI-FIX Spacers	14
9.0	**Contact Information**	**15**

This document is a Technical O&M Manual for the Steel Frame Direct Fix Stone Wool Brick Slip EWI System.

For general homeowner guidance, please see our Homeowners Maintenance Guide.

1.0 Wetherby Insulated Brick Slip System Information

The Wetherby Insulated Brick Slip system is a unique lightweight cladding system providing a real brick finish.

The system comprises of mechanically fixed insulation boards which are coated in a strong impact resistant basecoat with embedded glass fibre mesh to provide a durable and stable substrate for the slips to adhere to. Brick slip adhesive is used to wet fix each slip to the basecoat before pointing mortar is applied in the desired colour and style.



Wetherby Insulated Brick Slip EWI System

- Steel Frame Substrate
- Wetherby Insulation Bedding Adhesive applied to Sheathing Board
- Wetherby Stone Wool Insulation
- Initial Mechanical Fixings
- HECK K+A Scrim Adhesive @ 4-6mm
- Alkali Resistant Reinforcing Scrim Cloth
- Mechanical Fixing Through Mesh
- Wetherby Brick Slip Adhesive
- Wetherby Brick Slips

Wetherby Brick Slip Finishes - Examples



2.0 Aftercare and Maintenance

2.1 Silicone Sealant

Wetherby specify a high quality, long lasting sealant to help protect the EWI systems from water ingress.

Periodic inspections must be carried out to ensure silicone sealant is in good condition, is working as intended and no water ingress can occur at junctions. During periodic inspections, should any damaged or defective sealant be observed this, should be removed and be reinstated as soon as possible with the Wetherby approved sealant to ensure the integrity of the system is maintained.

Where the existing Silicone Sealant begins to deteriorate, this should be fully removed and replaced to ensure watertightness and durability of the system.

2.2 Garden and Plant Consideration

Keep garden soil levels as far below the system as possible as soil splashing will discolour the base of the system over time. Plants, trees and creepers can cause staining of render finishes and care should be taken in the positioning of them. Climbing plants, provided they have the properly fixed trellis, will not cause any damage to the system, however some staining may be caused.

2.3 General Considerations

Metal objects should be kept away from the insulated brick slip system and not leaned up against the system. Rust staining can soon discolour the finish and damage the system, particularly on lightly coloured system finishes.

Dripping overflows and splashes from leaking gutters and down-pipes can soon mark and stain the brick slip finish. Such leaks should be repaired as soon as possible to prevent water staining.

Exhaust emissions from vehicles can leave unsightly black marks on the render system and care should be taken when parking vehicles close to the rendered area.

Care should be taken when handling heavy objects, for example dustbins, near the brick slip system. Although the system is resistant to damage, these types of objects particularly near corners can cause damage, which is visually undesirable although easily repairable.

2.4 Damage to the System

Any damage to the EWI system must be repaired immediately as per the information in this document. Any cracks exceeding 0.2mm must be investigated to assess the cause and repaired as appropriate. Damage to the topcoat should be repaired in a short time frame to prevent further damage to the area. Damage to the basecoat and insulation will require immediate repair to prevent water ingress into the system. Please see Section 5 of this document for further information on repair procedures.

3.0 Additions to the EWI System

3.1 Detailing of Additions

Carefully choose any further additions to the property that are to be added after the insulated brick slip system is complete. Drain-off from poorly designed or poorly installed items such as canopies, lights, alarm boxes, hanging baskets, etc., will stain render finishes. Water should always be channelled away from the brick slip surface and not allowed to streak down the render face or pool against the render. Additions creating a flat ledge are advised against as water and dirt will splash up and soak the render, creating staining and possibly damage to the render finish.

3.2 Fixtures and Fittings

Wetherby advise fixtures & fittings are installed in one of the following ways...

1) Drill out holes to the approximate size through the system back into the existing substrate and clean out any loose material. Insert Wetherby SWI-FIX tension spacers at the relevant fixing points. The fixtures may then be installed as normal but should be evenly tightened against the spacers and not the brick slip system. Wetherby approved Silicone Sealant must be neatly applied around the spacers to ensure water penetration is prevented.

2) Install specialist insulation fixings through the EWI system into the main substrate as per manufacturer's instructions, drill a suitably sized hole and clean out the area. Install the fixing ensuring the thermal barrier is flush with the brick slip finish.

   Screw in the fixing and seal using Wetherby approved Silicone Sealant where required. Mount the fixture and hand tighten the screw. (Wetherby approved fixings must be used, please contact the technical department for further information).

3.3 Satellite Dish Installation

If fitting a satellite dish to completed areas of the external wall insulation system, please use the fixing method as above (section 3.2) ensuring the dish is securely fixed back to the substrate and movement is restricted. Specialist SWIFIX spacers and appropriate fixings are available from Wetherby. All fixings must be suitably sealed with Wetherby approved Silicone Sealant.

3.4 Addition of Metalwork

Any metalwork to be added to the building such as clothes line hooks, should be well painted or otherwise protected if they are made from a ferrous metal. Attachment to the building should be made with fixings which penetrate through the system and into the substrate, for example sleeved bolts or extended length fixings. These should be sealed at their abutment with the system using Wetherby approved Silicone Sealant.

3.5 Pipes and Vents

Any additional pipes or vents which penetrate the system should be passed through holes in the insulated brick slips (max. 5mm larger than the pipe diameter), finishing proud of the brick slip system. Wetherby Seal Tape and approved Silicone Sealant can then be used to seal between the pipes and brick slips ensuring water penetration is prevented. When coring out the system to install pipes and vents, a pilot hole should be drilled in to out, and then a full core hole drilled out to in, to reduce damage to the system as much as possible.

3.6 Replacement of Existing Windows

Where doors or windows are to be replaced after installation of the system, it is always the preferred option to replace internally to minimize damage to the EWI and brick slips. Care must be taken not to damage the system in the reveals on removal or replacement and the new door / window will need to be resealed against the system, potentially involving patching basecoat and replacing brick slips / pistols, but always using Wetherby approved Silicone Sealant to ensure long term water tightness. Any damage to the insulated brick slip system should be repaired in line with Wetherby guidance.

3.7 Addition of New Doors / Windows

Where new doors, windows or other openings are to be cut into the structure, the system must be layered back by a minimum of 150mm for the basecoat and a further full brick slip, away from the opening. New Wetherby materials should be applied in sequence neatly back to the new fitment or opening. See the Wetherby Patch Repair guide (Section 5.0) for further information.

3.8 Canopies, Outhouses and Lean-Tos

Any additions to the property to be fixed to the EWI system, for example canopies, outhouses or lean-tos, should be sealed where it abuts the system using Wetherby approved Silicone Sealant. Water penetration into the system must be prevented at all times. Appropriate fixing methods should be used as per Wetherby guidance. The Wetherby Detailing of Additions guidance (Section 3.1) at the start of this section should be followed, following advice on water runoff and staining.

3.9 Extensions and Conservatories

Any additions requiring the EWI system to be cut back should be completed by layering back each layer of material by a minimum of 150mm for the basecoat and a further full brick slip. Please see the Wetherby Patch Repair guide (Section 5.0) for further information. The system will need to be re- sealed against the new substrate or completed with use of a stop bead to fully seal the system. The roof abutment must be completed as per Wetherby standard detail drawings, please contact the Wetherby Technical department for further information.

4.0 Ground Source Heat Pumps

Where a Ground Source Heat Pump is installed to a home incorporating a Wetherby EWI system:

1 – Fix correctly – as per Fixtures and Fittings (section 3.2)
2 – Core hole – a pilot hole should be drilled in to out, and then a full core hole drilled out to in (section 3.5)
2 – Fully seal – Wetherby Seal Tape and approved Silicone Sealant should be used to seal between pipes and EWI system, ensuring the EWI system remains fully watertight (section 3.5)

5.0 General Maintenance and Cleaning of the Brick Slip System

5.1 Pressure Washing

Where staining has occurred, a pressure wash can be used to clean the face of the system. The pressure washer should be set at 100bar maximum and used no closer than 1 metre away from the brick slips to ensure the brick slips and mortar are not damaged during the cleaning process. A sample panel should always be completed first to assess the impact and potential damage from pressure washing.

5.2 Dust Marks / Minor Aesthetically Damaged Areas

Mild soapy water may remove small areas of cement dust, soil, scuff marks etc., however it must be stressed that this action may also worsen the problem. A small test panel should always be completed first.

5.3 Mortar Marks

Mortar can be removed from the brick slips using a mild brick acid wash. The mortar should firstly be removed as far as possible and then brick acid wash applied, as per the manufacturer's instructions, to the brick face. The acid wash should not be applied to the pointing mortar and these areas should be protected as far as possible when cleaning the brick slips. Always complete a test panel before applying brick slip acid wash to larger areas to ensure there is no colour change to the brick slips. Please contact Wetherby Technical for further information.

5.4 Damaged Brick Slips

Where isolated brick slips have been damaged or removed, slips may be replaced as long as the basecoat and mesh are not damaged in any way. Brick slips can be adhesively fixed using Wetherby Brick Slip Adhesive and pointed in as usual. Where the basecoat has been damaged, please refer to the Patch Repair section of this document (Section 6.0).

5.5 Damaged Brick Slips

In areas where the basecoat and insulation have been damaged and brick slips have been removed/broken, please refer to the Patch Repair of the System section of this document for comprehensive patch repair guidance (Section 6.0).

6.0 Patch Repair

Records and photographs should be kept of damaged areas and the various stages of the repair process.
Repairs should be completed by a Wetherby recognised contactor.





1. Example damage to system.
2. Remove all full brick slips required to fully expose damaged basecoat and insulation, ensuring enough room is left for basecoat to be properly patched in.





3. Clean area and remove all remaining brick slip adhesive.
4. Carefully cut out damaged insulation in a neat square / rectangle ready for new insulation to be cut and inserted.





5. Cut off any mechanical fixings level with the original structure. Remove any bedding adhesive from the substrate and clean area ready to receive new product.

6. Cut insulation and install to fit tightly against existing insulation, using bedding adhesive where required, as per the existing system. Drill and install Wetherby approved fixings ensuring the board is securely held and supported. A minimum ratio of 8 fixings per m² must be used.



7. Fill any gaps around the insulation that are larger than 2mm with stone wool insulation slithers before applying Wetherby Scrim Adhesive. Cut Stone Wool insulation slithers level with insulation.

8. Cut Wetherby Alkali Resistant Mesh to suit the patch, ensuring the mesh laps onto the existing exposed basecoat.





9. Apply Wetherby Scrim Adhesive to the insulation board to bring adhesive flush with existing Wetherby Scrim Adhesive.
10. Lap onto existing Wetherby Scrim Adhesive with a 1-2mm tight coat of adhesive..





11. Bed Wetherby Alkali Resistant Mesh into scrim adhesive ensuring this is lapped over the existing Wetherby Scrim Adhesive and finish smooth. Wetherby Scrim Cloth must be encapsulated within the scrim adhesive and not be visible.
12. Lightly scratch Wetherby Scrim Adhesive to leave a key for the Wetherby brick Slip Adhesive.





13. Apply Wetherby Brick Slip Adhesive to the back of each brick slip. Ensuring a full bed of adhesive.

14. Position slips in place leaving a consistent joint as per existing slips. Spacers are advised to hold the slip in place whilst the adhesive sets.





15. Allow slips t fully set before removing spacers.

16. Point in slips with Wetherby Pointing Mortar using a pointing gun or piping bag. Take care not to apply mortar to the brick slip face as it is extremely difficult to remove.

.





17. Shape mortar to the desired joint type using a pointing trowel.

18. Once Wetherby Pointing Mortar has set, brush down surface to remove all loose material

Failure to action the repair to the EWI system in event of damage, water ingress or failure of sealant in accordance with this manual may result in the system guarantee becoming invalid. Should you have any queries regarding the above items please contact the Wetherby Technical Department.

N.B. Patching the brick slip system may be noticeable in the short term due to the degree of weathering each slip has endured and slight colour variances in the pointing mortar. Brick slips should be left to weather in prior to assessing repair.

7.0 Wetherby System Products

Wetherby Wall System products and ancillary items can be purchased through our trade counter, please contact:

Telephone: 0800 1978821
Email: tradecounterhq@wall-systems.co.uk

Each Wetherby trade counter provides a bespoke collection service and offers a wide range of leading branded products along with experienced members of staff who are on hand to help guide you when choosing the right materials for the job.



7.1 Wetherby SWI-FIX Spacers



Having invested in external wall insulation to enhance a property, it is important to ensure guarantees are protected through the correct installation of fixtures and fittings. Any items installed must not damage or crush the EWI system or allow water ingress into the system.

The Wetherby SWI-FIX products are an easy solution for fixtures such as hanging baskets, external lights, hose reels, satellite dishes, alarms, etc.

Installation Guide:



Start with SWI-FIX



Mark the wall



Drill 16mm hole



Measure depth to substructure



Cut tube to length



Place rubber & insert tube



Insert plug, screw & fix through EWI



Installation complete

8.0 Wetherby Contact Information

Technical Department

For technical queries on the operations and maintenance of the Wetherby Stone Wool Brick Slip System please contact our technical department on the details below:

Technical Helpline: Tel: 0800 107 3299 E-mail: technical@wall-systems.co.uk

Trade Counter

For Wetherby products contact our trade counter on the details below:

Telephone: 01942 528354 Email: tradecounter@wall-systems.co.uk



*Main Depot

Wetherby Wall Systems
1 Kid Glove Road, Golborne
Greater Manchester
Opening House 07.30 – 16.30
Main Tel: 01942 717100
Main Fax: 01942 717101



Watford Trade Counter
Wetherby Wall Systems Limited
14 Greycaine Road, Watford
WD24 7GP
Opening Hours: 07.30 – 16.30
Tel: 01943 901 628