

# **APPENDIX A**

## **GLOSSARY OF TERMS**

There are a number of building construction terms used in this report that may not be familiar to the average reader, therefore they are described below for reference purposes.

**Balcony** refers to a horizontal surface generally exposed to the outdoors and projected from the building so that it is not located over interior areas.

**Cladding** refers to a material or assembly that forms the exterior skin of a building wall.

**Drained Cavity (or rain-screen)** refers to a building cladding system installed in such a way as to provide a space between it and the wall sheathing beneath. The space, or cavity, is usually vented at each floor level and provides a path for air circulation and drainage for any incidental water that may enter the wall system.

**Efflorescence** refers to the dissolved mineral salts, which appear as a white dusty stain on the surface of cementitious materials such as concrete, brick and stucco. Water collects these mineral salts as it passes through the material and deposits them on the surface when it evaporates.

**Envelope** refers to the exterior portion of those parts of a building that separate interior areas from the exterior atmosphere and include such things as windows, doors, walls, and roofs.

**Face-seal** refers to a building envelope strategy where the performance of the wall is dependent on the ability of the exterior surface of the cladding/ windows and associated sealant to shed water and prevent any water infiltration. This system cannot easily accommodate water which penetrates past the exterior face, since no positive drainage path or additional continuous barrier to water is provided.

**Flashing** refers to sheet metal or other material used in roof and wall construction which is designed to shed water. Different types of flashing are:

- **Cap flashing** – installed on top of a wall, pier, column or chimney
- **Saddle flashing** – a right angle piece of flashing installed at the transition of a horizontal to vertical surface.
- **Head or sill flashing** – installed at head or sill of a window or other through-wall penetration such as an exhaust vent.
- **Base flashing** – installed at the base of a wall.
- **Step flashing** – installed under one material and lapped overtop of another material below in a shingle fashion.

2013/04/15

## **GLOSSARY OF TERMS** - Continued

- **Through-wall flashing** – installed in a rain-screen wall system typically at each floor level. This flashing is intended to shed water from the moisture barrier plane of the cavity to the exterior face of the wall in addition to providing weather protection at the top of each cavity.

**Maintenance** – refers to a regular process of inspection, repair and renewal of aging and deteriorating materials, products and building systems.

**Membrane** – typically refers to a continuous waterproof material used to prevent water penetration.

**Movement Joint** refers to a joint in the building envelope that allows differential movement of portions of the building structure (expansion Joint), or prevents or localizes cracking of brittle materials, such as stucco, where movement needs to be controlled (control joint).

**Penetration** refers to a hole passing through the building envelope in which ducts, electrical wires, pipes and fasteners are run between inside and outside.

**Rain-Screen** – See Drained Cavity.

**Saddle** refers to the transition of small horizontal surfaces, such as the top of a balcony guard rail or parapet wall with a vertical surface, such as a wall.

**Scupper** – refers to a horizontal drain, which generally passes through a wall. They are typically made up of a piece of pipe or a metal trough.

**Sheathing** – refers to a sheet material such as plywood, which is used to cover the framing assemblies of a roof or wall system. The sheathing provides structural stiffness in addition to providing backing for the cladding or roofing.

**Sheathing Paper** refers to a material or combination of materials in an exterior wall whose purpose is to retard penetration of incidental water further into the wall structure once past the cladding. Commonly used materials are building paper and house wrap.

**Substrate** – refers to an underlying material, supported by studs, which is often relied on for adhesion of the covering material.

**UV** – refers to ultra-violet radiation (from the sun), which has a degenerative affect on many building materials.

**Built-up Roof** – refers to a waterproof system constructed of multiple felt layers mopped down with hot bitumen.

02/21/2013