



# **TERMCOAT SEALANT INSTALLATION MANUAL**

## **TERMITE BARRIER AND INSPECTION ZONE IN ONE APPLICATION**

### **TERMCOAT SEALANT TERMITE SURFACE BARRIER**

A continuous liquid adhesive, water repellent coating applied on site penetrating the surfaces setting to form a clear Termite Resistant Surface Barrier against targeted subterranean termite migration over or through surfaces to which it is applied including if installed in the wall cavity during or after completion of building construction.

Can be used on New constructions, Retrofit, Rectification work or create the required visual Inspection Zone etc. No mixing as product is applied in its concentrated form and the simple method of application results in minimal labour requirements. Product can be applied upon completion of the building construction eliminating construction damage and can be completed in one attendance. It also has the advantage of being able to be reapplied at any time during the life of the building.

Product is applied direct onto the areas of the building that require termite protection and is retained in position and reduced degradation by the adhesive and water resistant properties of the product.

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## **Definitions**

SEALANT: -	Refers to Termcoat Sealant Termite Surface Barrier Product.
TERMCOAT SEALANT: -	Refers to Termcoat Sealant Termite Surface Barrier Product
BCA: -	Building Code of Australia.
AS: -	Australian Standards.
CSIRO: -	Commonwealth Scientific and Industrial Research Organisation.
TERMCOAT: -	Termcoat Sealant Installation Firm. Termcoat Sealant Accredited Installers. Termcoat Australia. Termcoat Sealant Termite Surface Barrier.
CODEMARK: -	CertMark, Certificate of Conformity, Number CMA-CM40086.
APVMA: -	Australian Pesticides and Veterinary Medicines Authority 64218/62681
MSDS: -	Material Safety Data Sheet.
INSTALLATION FIRM: -	The Business engaged to provide the Installation, Insurance and Installation Warranty.

# **PREPARATION INSTRUCTIONS**

The following to be completed by the Builder and their appropriate trades before Termcoat Sealant Termite Surface Barrier is applied to the building structures for protection against Rhinotermitidae and Termitidae families of subterranean termite migration.

To be read in conjunction with APVMA, RLP approved, Label: Product No 64218, Application No 62681: Product Name: Termcoat Sealant Termite Surface Barrier.

## **SURFACE PREPARATION INSTRUCTIONS**

**Step 1.** All surfaces which are to be coated shall be clean, sound, dry, and free from dust and any Latex or foreign material. **Note: All gaps, voids and cavity are to be mortar filled or termite resistant sealant installed within the required area.**

All loose or crumbling material to be removed and surfaces to be free of voids or honeycombed concrete.

Contaminates such as oil, grease, form release agents, efflorescence or rust must be removed.

Peeling or flaky substrates must be scraped back to a firm base.

All mortar bed joints/courses and perpends that are to receive a Termcoat Sealant treatment are to be finished to a tooled joint specification using a cement base compound as per AS 3700 Masonry Structures (1.5.2.26 & 4.9.2) and hardness test using a scratch machine in accordance with AS 3700 (tables 5.1, 10.1 and 10.2) for Class of Mortar M4. This involves a flush or raked joint, in which the surface is trowelled or ironed to a smooth dense finish. All mortar beds/courses and perpends are to comply with BCA Masonry Part 3.3.1 Exposure class (EXP), 3.3.1.6. The initial mortar bed to be iron joint finished against the concrete surface and cavity mortar filled.

All mortar bed joints/courses and perpends to retaining walls and zero boundary walls to the face which is going to receive the Termcoat Sealant Termite Surface Barrier is to be iron joint finished using a cement base compound as above.

**Step 2.** It is important to check the suitability of a Termcoat Sealant Termite Surface Barrier by applying a test area before commencing.

**Step 3.** If necessary this area is to be fully cleaned by high water pressure, scrub area with detergent to remove dirt and grease and wash with clean water and let dry prior to installation.

All excess surface moisture to be removed before Termcoat Sealant is applied to surface.

### **General Information.**

Perimeter walls, nib walls, party wall, columns and any adjoining walls are erected to the correct height, acid washed or high pressure water hosing completed and allowed dry before the installation of Termcoat Sealant is applied.

Termcoat Sealant Termite Surface Barrier does not negate the necessity for installation of conventional water proofing materials.

At no time shall water be allowed to pond against or near the slab or footings. The ground adjacent to the slab or footings shall be graded to fall 50 mm minimum away from the monolithic slab or footings over a distance of 1 M. (Refer Building Code of Australia, Drainage Part 3.1.2, Weatherproofing Part 3.3.4 etc).

The slab height masonry course should be of a solid masonry. If not, all masonry, mortar beds, perpends, cracks, cavity and manufactured extruded holes shall be mortar filled and finish flush with top of masonry, BC of A. and the mortar bed to be iron joint finished against the concrete surface.

The slab must be designed and construction to comply with AS 2870, and BCA 3.1.3.3 Barriers for concrete slab-on-ground (a) (i) monolithic slabs must have penetrations and the perimeter of the slab treated in accordance with Table 3.1.3.1 (see Figure 3.1.3.2).

AS 3660.1-2014, Section 4, clause 4.3.2.2 (see Figure 4.1).

The Builder, Supervisor, Termcoat Sealant Installation Firm and Owner shall also refer to CodeMark, Certificate of Conformity Number CMA-CM40086 for requirements.

This method can be applied on completion of construction. External works such as pathways and driveways must not be installed in such a way as to conceal or cover the Termite resistant base support and the visual inspection zone. Refer AS 3660.1-2014, Section 2 clause 2.2 Attachments to Buildings.

Termcoat Sealant not to be applied until Surface Preparations have been complied with as set out in the Termcoat Sealant Installation Manual and referred to in relevant drawings.

## **BUILDER INFORMATION**

Termcoat Sealant Termite Surface Barrier control method is designed for use in conjunction with a monolithic slab constructed building. The integrity of the slab against Rhinotermitidae and Termitidae families of subterranean termite migration is the responsibility of the builder. On a monolithic slab consisting of a footing and a slab connected with starter bars it is recommended that the builder takes adequate precautions against subterranean termite migration into the wall cavity at the time of slab and brick/block perimeter construction, refer Figures 3&4.

The Builder is to ensure that all masonry e.g. Perimeter walls, nib walls, party wall, columns and any adjoining walls are erected to the correct height, acid washed or high pressure water hosing completed and allowed dry before the installation of Termcoat Sealant is applied.

All mortar bed joints/courses and perpends that are to receive a Termcoat Sealant treatment are to be finished to a tooled joint specification using a cement base compound as per AS 3700 Masonry Structures (1.5.2.26 & 4.9.2) and hardness test using a scratch machine in accordance with AS 3700 (tables 5.1, 10.1 and 10.2) for Class of Mortar M4. This involves a flush or raked joint, in which the surface is trowelled or ironed to a smooth dense finish. All mortar beds/courses and perpends are to comply with BCA Masonry Part 3.3.1 Exposure class (EXP), 3.3.1.6. The initial mortar bed to be iron joint finished against the concrete surface and cavity mortar filled. All mortar bed joints/courses and perpends to retaining walls and zero boundary walls to the face which is going to receive the Termcoat Sealant Termite Surface Barrier is to be iron joint finished using a cement base compound as above.

Termcoat Sealant is applied to the properly prepared substrate. (Refer Surface Preparation, Installation Manual). Refer individual preparation instructions for each construction method.  
Builder and/or supervisor to ensure that all sub-trades have left footings, slab, and external face masonry clean of all mortar, render, concrete, droppings or dags etc. Cavity and brick extrusions to be mortar filled.  
Builder and/or supervisor to inspect that there is no damage or contamination to the Termcoat Sealant before any following trades proceed.  
Upon completion of the building, Builder to ensure that the Termcoat Installer carries out the final inspection to confirm the integrity of the installation.

Termcoat Sealant does not negate the necessity for installation of conventional water proofing materials. The barrier should be protected from being flushed with water, heavy rain or acid washing.  
At no time shall water be allowed to pond against or near the slab or footings. The ground adjacent to the slab or footings shall be graded to fall 50 mm minimum away from the monolithic slab or footings over a distance of 1 M. (Refer Building Code of Australia, Drainage Part 3.1.2, Weatherproofing Part 3.3.4 etc).  
Termcoat Sealant Termite Surface Barrier if damage occurs to the system or additional work to be carried out, the builder is to advise their local Termcoat Sealant Installation Firm for further work to be carried out.

Building Code of Australia : Drainage, Weatherproofing of Masonry, Masonry, Footings & Slabs, etc.  
AS 2870 - Residential Slabs and Footings Construction, Building Code of Australia Part 3.2  
AS 3600 – Concrete Structures, Building Code of Australia Part 3.2  
AS 1170.1 or AS/NZS 1170.1 Structural Design Actions.  
AS 3660.1-2014, AS 3660.2-2014 Termite Management & Rectification, Building Code of Australia Part 3.1.3  
AS 2904 – Damp Proof Courses and Flashings, Building Code of Australia Part 3.3.4  
AS 3500.3, AS 3500.5, Drainage Building Code of Australia Part 3.1.2  
AS 3700 - Masonry Structures, Building Code of Australia Part 3.3  
AS 4349, AS 4349.1, .3-2010 Timber Pest Inspections.  
AS 4773.1, .2-2010 Masonry in small buildings  
All termite barriers are reliant on the integrity of the structure, its construction method and maintenance as specified in the above publications and other relevant codes or Australian Standards and Building Code of Australia.  
To be read in conjunction with APVMA, RLP approved, Label: Product No 64218,  
Application No 62681: Product Name: Termcoat Sealant Termite Surface Barrier.

## **CONCRETE INFORMATION**

To prepare and finish slab as to Engineers details AS 2870 – Residential Slabs and Footing Construction, AS 3600 Concrete Structures.

**Correct Concrete Placement and Curing of Slab:-** This will ensure there are no voids or honeycombed concrete at perimeter or around service penetrations and construction joints. (Vibrating/compaction of slab as to AS 2870). Placement of concrete slab is to achieve a flat, even surface finish.

At no time shall water be allowed to pond against or near the slab or footings. The ground adjacent to the slab or footings shall be graded to fall 50 mm minimum away from the monolithic slab or footings over a distance of 1 M. (Refer Building Code of Australia, Drainage Part 3.1.2, Weatherproofing Part 3.3.4 etc).

All footings, slab, cavity and external face masonry clear of all, concrete droppings, dags etc.

AS 3660.1-2014 Section 4 Concrete slabs as termite barriers.

(a) Be designed and constructed so that any cracks passing through the slab or footing do not exceed 1 mm in width;

## **PLUMBER, ELECTRICIAN AND SUB-CONTRACTORS**

It is essential that all pipes are installed in their correct positions at pre slab preparation or in cavity with an appropriate termite barrier collar installed before concrete placement.

If pipes are installed after the application of Termcoat Sealant Termite Surface Barrier has been completed, it is the responsibility of all sub-contractors and/or builder/supervisor to notify their local Termcoat Sealant Installation Firm, so that the Termcoat Sealant Accredited Installer may carry out the necessary installation work.

## **BRICKLAYER INFORMATION**

Refer to preparation instructions for each construction method.

The slab height masonry course should be of a solid brick.

Boxed up slab, Brick up slab and Monolithic slab: Cavities are to be mortar filled to flashing, weep hole height course as specified, to prevent water ponding in cavity causing stagnate odour and to prevent slab from being continuously damp. Building Code of Australia. And AS 3660.1- 2014 sections 3,5 & 6.

All mortar bed joints/courses and perpendents that are to receive a Termcoat Sealant treatment are to be finished to a tooled joint specification using a cement base compound as per AS 3700 Masonry Structures (1.5.2.26 & 4.9.2) and hardness test using a scratch machine in accordance with AS 3700 (tables 5.1, 10.1 and 10.2) for Class of Mortar M4. This involves a flush or raked joint, in which the surface is trowelled or ironed to a smooth dense finish. All mortar beds/courses and perpendents are to comply with BCA Masonry Part 3.3.1 Exposure class (EXP), 3.3.1.6. The initial mortar bed to be iron joint finished against the concrete surface and cavity mortar filled.

All mortar bed joints/courses and perpendents that are to Retaining walls and zero boundary walls to the face which is going to receive the Termcoat Sealant Termite Surface Barrier is to be iron joint finished using a cement base compound as above.

Bricklayer to leave footings, slab, and external face masonry clean of all, mortar droppings or dags etc. Perimeter walls, nib walls, party wall, columns and any adjoining walls are erected to the correct height, acid washed or high pressure water hosing completed and allowed dry.

## **RENDERING / HARDWALL SOLID PLASTERING INFORMATION**

AS 3700 Section 12 “Any subsequently applied render finish shall not be allowed to bridge a damp-proof course, nor make ineffective any other moisture protection measures”. (Inserting a V joint at DPC)  
Building Code of Australia, 2011 – Part 3.3.4.5, Volume Two.

**Damp proof courses must be installed as follows:-**

- Location of the flashing as required by AS 3700 – Masonry Structures.
- Of sufficient width to be flush with the face of the wall.

**In order to overcome cracking:-**

- It is recognised that cracking in the render may occur at D.P.C. or flashing or to the exposed edge of a Partial Physical Termite Barrier at perimeter or at change in construction material.
- Refer procedures for V joints / Control joints, HB 161-2005 Guide to Plastering and Solid Plastering Alliance Queensland, [www.spaq.com.au](http://www.spaq.com.au) and [www.standards.org.au](http://www.standards.org.au) 4.4.6 Control Joints.
- In order to overcome the random cracking, the Cement and Concrete Association require a control joint by inserting a V joint being made at that location where movement is likely to occur.

Once render has been applied and set, then insert a V joint and Control joints as required.

The V joint / Control joints is inserted to the full depth of render to the existing D.P.C., or to expose edge of Partial Physical Termite Barrier and change in substrates structure etc.

Termcoat Sealant Termite Surface Barrier is then applied to the full depth and length of the cleaned out V joint / Control joints.

First mortar bed to be iron joint finished against the concrete surface.

Renderer / Hardwall Solid Plasterer to leave footings, slab, cavity and external face masonry clean of all, render droppings or dags etc.

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## **INSTALLATIONS**

### **BRICK UP SLAB MONOLITHIC:-REBATED SLAB**

Drawing 4 and 5

Rebate to finish flush with top of masonry. All mortar bed joints/courses and perpend to receive a Termcoat Sealant treatment are to be finished to a tooled joint specification using a cement base compound as per AS 3700 Masonry Structures (1.5.2.26 & 4.9.2) and hardness test using a scratch machine in accordance with AS 3700 (tables 5.1, 10.1 and 10.2) for Class of Mortar M4. This involves a flush or raked joint, in which the surface is trowelled or ironed to a smooth dense finish.

All mortar beds/courses and perpend are to comply with BCA Masonry Part 3.3.1 Exposure class (EXP), 3.3.1.6. The initial mortar bed to be iron joint finished against the concrete surface and cavity mortar filled.

All plumbing, electrical and other sub-contractor's pipes are installed in their correct positions and clearances and the required termite protection at pre slab preparation or in cavity before concrete placement.

Ensure that concrete placement and curing is to engineers details AS 2870- Residential Slabs and Footings Construction, AS 3600 Concrete Structures:-

On a monolithic slab consisting of a footing and a slab connected with starter bars it is recommended that the builder takes adequate precautions against subterranean termite migration into the wall cavity at the time of slab and brick / block perimeter construction, refer drawing Figure 3.1.3.2.

Ensure joint between footing and slab is completely clean, so not to allow termite entry into cavity and cavity mortar filled.

Concrete slab moisture barrier (Viscreen) and taping to service pipe penetrations is to be installation in position before concrete placement.

Tie down rods to be installed prior to application.

Refer to Plumber, Electrical and other sub-contractors for pipes installed after the application of Termcoat Sealant to enable application or rectification to those areas.

## **BOXED UP SLAB MONOLITHIC:- CAVITY**

Drawings 6, 7 and 8

Cavity is to be mortar filled to flashing weep hole height course as specified, to prevent water ponding in cavity causing stagnate odour and to prevent slab from being continuously damp. Refer Building Code of Australia. And AS 3660.1-2014 sections 3, 5 & 6.

All mortar bed joints/courses and perpendes that are to receive a Termcoat Sealant treatment are to be finished to a tooled joint specification using a cement base compound as per AS 3700 Masonry Structures (1.5.2.26 & 4.9.2) and hardness test using a scratch machine in accordance with AS 3700 (tables 5.1, 10.1 and 10.2) for Class of Mortar M4. This involves a flush or raked joint, in which the surface is trowelled or ironed to a smooth dense finish. All mortar beds/courses and perpendes are to comply with BCA Masonry Part 3.3.1 Exposure class (EXP), 3.3.1.6. The initial mortar bed to be iron joint finished against the concrete surface and cavity mortar filled.

All plumbing, electrical and other sub-contractor's pipes are installed in their correct positions and clearances and the required termite protection at pre slab preparation or in cavity before concrete placement.

Ensure that concrete placement and curing is to engineers details AS 2870- Residential Slabs and Footings Construction, AS 3600 Concrete Structures:-

On a monolithic slab consisting of a footing and a slab connected with starter bars it is recommended that the builder takes adequate precautions against subterranean termite migration into the wall cavity at the time of slab and brick / block perimeter construction, refer drawing Figure 3.1.3.2

Ensure joint between footing and slab is completely clean, so not to allow termite entry into cavity and cavity mortar filled.

Concrete slab moisture barrier (Viscreen) and taping to service pipe penetrations is to be installation in position before concrete placement.

Tie down rods to be installed prior to application.

Refer to Plumber, Electrical and other sub-contractors for pipes installed after the application of Termcoat Sealant to enable application or rectification to those areas.

## **MONOLITHIC SLAB**

Drawing 1, 2 and 3

Exposed edge to be a smooth finish.

Cavity is to be mortar filled to flashing weep hole height course as specified, to prevent water ponding in cavity causing stagnate odour and to prevent slab from being continuously damp. Refer Building Code of Australia. And AS 3660.1- 2014 sections 3, 5 & 6.

All mortar bed joints/courses and perpendes that are to receive a Termcoat Sealant treatment are to be finished to a tooled joint specification using a cement base compound as per AS 3700 Masonry Structures (1.5.2.26 & 4.9.2) and hardness test using a scratch machine in accordance with AS 3700 (tables 5.1, 10.1 and 10.2) for Class of Mortar M4. This involves a flush or raked joint, in which the surface is trowelled or ironed to a smooth dense finish. All mortar beds/courses and perpendes are to comply with BCA Masonry Part 3.3.1 Exposure class (EXP), 3.3.1.6. The initial mortar bed to be iron joint finished against the concrete surface and cavity mortar filled.

All plumbing, electrical and other sub-contractor's pipes are installed in their correct positions and clearances and the required termite protection at pre slab preparation or in cavity before concrete placement.

Ensure that concrete placement and curing is to engineer's details AS 2870- Residential Slabs and Footings Construction, AS 3600 Concrete Structures:- resist subterranean termite migration

Concrete slab moisture barrier (Viscreen) and taping to service pipe penetrations is to be installation in position before concrete placement.

Tie down rods to be installed prior to application.

Refer to Plumber, Electrical and other sub-contractors for pipes installed after the application of Termcoat Sealant to enable application or rectification to those areas.

## **CAVITY INSTALLATION**

Drawing 22 and 23

New homes apply Termcoat at construction stage.

If building has termite infestation (remove mud tubes) or to retrofit on existing constructions

Apply Termcoat to all internal surfaces, drill holes into masonry perpend joints immediately under the flashing continually around the building in the areas to be treated at intervals not exceeding 480mm apart.

Do test spray to ensure cavity injector nozzle sprays a minimum distance of 700mm

Insert application nozzle into the wall cavity and apply in either direction slowly rotating nozzle on withdrawal to ensure all internal areas within the wall cavity are coated. Apply second coat. Upon completion fill drill holes with approved plugs and provide weep hole protection if required.

## **PENETRATIONS**

Termcoat can be applied to the exposed surface attaching to the penetration then continue uninterrupted over all exposed cement and masonry surfaces terminating at a minimum exposed distance no less than 75mm from the surface of the penetration

## **EXISTING PHYSICAL TERMITE MANAGEMENT SYSTEMS**

Drawing 3 and 5

Termcoat Sealant Termite Surface Barrier is applied attaching to an existing internal partial physical barrier it must then continue on the outside surface of the building for a minimum of 75mm to provide the required Visual Inspection Zone. Termcoat Sealant Termite Surface Barrier application may be applied above or below or span the area however regards must be given for the protection of the weep holes if they represent an area of the coated Visual Inspection Zone. Refer Figures 3 & 4.

## **EXTERNAL PERIMETER OF BUILDING**

Drawing 1, 2 and 11

For monolithic slab installation, minimum 25 mm of exposed slab edge, or Termite resistant base support including edge beam face which is to be exposed above natural ground level so Termcoat Sealant Termite Surface Barrier can be applied to this area. The Termcoat Sealant to continue for a minimum height of 75 mm on the external exposed face of the masonry to provide the required Visual Inspection Zone.

(minimum 100mm in total) Refer APVMA 64218/62681 product label and refer to the Australian Standards and Building Code of Australia for current regulations.

**EXISTING PARTIAL INTERNAL PHYSICAL TERMITE BARRIER.** Where a Partial Physical Termite Barrier is installed in the mortar course at the V joint in the render, the Termcoat Sealant to be applied attaching to the exposed marginal edge of the existing Partial Physical Barrier and continuing on the exposed face of the building for a distance to provide the required Visual Inspection Zone. This coating may be applied continuously above, spanning or below the existing Partial Physical Barrier however weep holes must have approved Termite protection installed.

To be read in conjunction with APVMA, RLP approved, Label: Product No 64218, Application No 62681: Product Name: Termcoat Sealant Termite Surface Barrier.

Apply two coats as per product label, the first to saturate and penetrate into the mortar, render surfaces and base support etc. Apply second coat evenly for final finish. Allow Termcoat Sealant to dry before commencement of other trades. Refer to relevant drawings for application areas.

Termcoat Sealant Termite Surface Barrier is able to comply with AS 3660.1-2014 section 3 clause 3.2 "All structural elements below the termite barrier or any penetration through a structural element or in contact with the ground shall be termite resistant." to protect a 75 mm Inspection Zone on the external masonry face down 25mm on to the termite resistant base support of the building.

The barrier should be protected from being flushed with water, heavy rain or acid washing.

At no time shall water be allowed to pond against or near the slab or footings. The ground adjacent to the slab or footings shall be graded to fall 50 mm minimum away from the monolithic slab or footings over a distance of 1 M. (Refer Building Code of Australia, Drainage Part 3.1.2, Weatherproofing Part 3.3.4 etc). The Builder, Installer and Owner shall also refer to CodeMark, Certificate of Conformity Number CMA-CM40086 for requirements.

***Termcoat Sealant Termite Surface Barrier only to be applied after the Installation Manual Surface Preparations have been complied with.***

This method can be applied upon completion of the construction.



## **RETAINING WALL AND DRAFT WALL, INSTRUCTIONS**

Drawing 15

Refer to Preparation Instructions for details.

Drawing 15, page 25, illustrates the installation position of Termcoat Sealant Termite Surface Barrier.

### **APPLICATION**

Termcoat Sealant is applied to extend over the entire surface of the retaining/draft wall then continue bonding sufficiently minimum 25mm to concrete slab, footing and existing Partial Physical Barrier. All mortar bed joints/courses and perpends to Retaining walls and zero boundary walls to the face which is going to receive the Termcoat Sealant Termite Surface Barrier is to be iron joint finished using a cement base compound as above and cavity mortar filled as noted previously.

Bricklayer to leave footings, slab and external face masonry clean of all, mortar droppings or dags etc.

Termcoat Sealant does not negate the necessity for installation of conventional water proofing materials, agg line, clean course granular fill etc.

## **GARAGE DOOR ENTRY, INSTRUCTIONS**

Drawing 16

Refer to Preparation Instructions for further detail.

Drawing 16, page 26, illustrates the installation position of Termcoat Sealant Termite Surface Barrier.

### **APPLICATION**

Termcoat Sealant is applied minimum 25 mm onto the termite resistant base support then continues onto the external face of masonry, the initial mortar bed to be iron joint finished against the concrete surface continuing for a distance of 75mm to provide the required termite Visual Inspection Zone. This work to be carried out prior to external works such as pathways, driveways or lawns which must not be installed in such a way as to conceal or cover the termite resistant base support and the Visual Inspection Zone where the Termcoat Sealant Termite Surface Barrier has been applied. Refer: Australian Standards 3660.1-2014, Section 2 clause 2.2, Attachments to Buildings. "shall be separated from the building by a gap of at least 25mm to allow clear and uninterrupted visual inspection across the inspection zone".

## **RECTIFICATION OF EXISTING BUILDING PERIMETER, INSTRUCTION**

Drawing 17 and 18

Refer to Preparation Instructions for further detail.

Drawing 17, 18, page 27, illustrates the installation position of Termcoat Sealant Termite Surface Barrier.

### **APPLICATION**

This area is to be fully cleaned by high water pressure, scrub area with detergent to remove dirt and grease and wash with clean water and let dry prior to installation.

All mortar bed joints/courses and perpends that are to receive a Termcoat Sealant treatment are to be finished to a tooled joint specification using a cement base compound as per AS 3700 Masonry Structures (1.5.2.26 & 4.9.2) and hardness test using a scratch machine in accordance with AS 3700 (tables 5.1, 10.1 and 10.2) for Class of Mortar M4. This involves a flush or raked joint, in which the surface is trowelled or ironed to a smooth dense finish. All mortar beds/courses and perpends are to comply with BCA Masonry Part 3.3.1 Exposure class (EXP), 3.3.1.6. The initial mortar bed to be iron joint finished against the concrete surface and cavity mortar filled.

Termcoat Sealant is applied minimum 25 mm onto the termite resistant base support then continues onto the external face of masonry continuing for a distance to provide the required termite Visual Inspection Zone.

## **ZERO - BOUNDARY WALL, INSTRUCTIONS**

Refer to Preparation Instructions for further detail.

### **APPLICATION**

All mortar bed joints/courses and perpends on Zero - Boundary wall to the face which is going to receive Termcoat Sealant Termite Surface Barrier is to be iron joint finished.

All mortar bed joints/courses and perpends that are to receive a Termcoat Sealant treatment are to be finished to a tooled joint specification using a cement base compound as per AS 3700 Masonry Structures (1.5.2.26 & 4.9.2) and hardness test using a scratch machine in accordance with AS 3700 (tables 5.1, 10.1 and 10.2) for Class of Mortar M4. This involves a flush or raked joint, in which the surface is trowelled or ironed to a smooth dense finish. All mortar beds/courses and perpends are to comply with BCA Masonry Part 3.3.1 Exposure class (EXP), 3.3.1.6. The initial mortar bed to be iron joint finished against the concrete surface and cavity mortar filled.

Weep holes to be termite protected on the external wall to provide the required inspection zone.

Termcoat Sealant is applied to extend over the entire surface of the Zero - Boundary wall continuing a minimum 25 mm onto the termite resistant base support.

### **FINAL INSPECTION AND HAND OVER TO OWNER**

- 1) Termite stickers to be installed in Meter Box and also Kitchen Cupboard door as required by relevant Authority.
- 2) Termcoat Sealant Installation Plaques are installed at the top of the 75 mm inspection zone, one under meter box and one to the dwelling front wall. The area below is the 75 mm inspection zone. Termcoat Sealant to continue down and 25 mm onto the termite resistant base support which must not be covered or damaged (a minimum of 100mm in total), notify your Termcoat Sealant Installation Firm, if damaged occurs in order that rectification or re application of termite barrier can be performed.
- 3) In the event that the Termcoat Sealant Termite Surface Barrier is applied attaching to an existing internal physical barrier it must continue on the outside surface of the building for a minimum of 75mm to provide the required visual inspection zone. This application may be applied above or below or span the area however regards must be given for the protection of the weep holes if they represent an area of the coated Visual Inspection Zone.
- 4) Regular inspections must be carried out on the building and site at intervals not exceeding twelve months and when the termite risk is high or the building type or site conditions is more susceptible to termite attack, more frequent inspections, of 3 to 6 month intervals should be undertaken. It is the owner's responsibility to arrange for these inspections.  
The purpose of the termite barrier is to force the termites to the external exposed face of the building to allow for visual detection. Termcoat Sealant forms the visual inspection zone as required by the Australian Standards and also deters termites from migrating over this area. To maintain this level of protection reapplication over the full area of the barrier is to be carried out immediately termite activity is detected on the surface of the barrier.

## **VISUAL INSPECTION INFORMATION**

Regular inspections to be carried out on the building and site at intervals not exceeding twelve months. and when the termite risk is high or the building type or site conditions is more susceptible to termite attack, more frequent inspections, of 3 to 6 month intervals should be undertaken. It is the owner's responsibility to arrange for these inspections.

The purpose of the termite barrier is to force the termites to the external exposed face of the building to allow for visual detection. Termcoat Sealant forms the 75mm visual inspection zone and as required by the Australian Standards and also deters termites from migrating over this area. To maintain this level of protection reapplication over the full area of the barrier is to be carried out immediately termite activity is detected on the surface of the barrier.

Termite control systems are subject to regular annual inspections by a Licensed Timber Pest Inspection (current AS 4349, AS 4349.1, 3-2010) as to AS 3660.2-2014. Contact Termcoat Sealant Installation Firm to arrange for an inspection.

The validity of the inspection can only be based on the events at the time of the inspection. Do not lay concrete paths, driveways, lawns, gardens or make any additions or alterations including pergolas, awnings verandahs etc. Adjacent to or on the protected areas. refer AS 3660.1-2014, Section 2 clause 2.2, Attachments to Buildings. In the event the circumstances which may affect the termite barrier installation change notify Termcoat Sealant Installation Firm immediately to arrange for an inspection and additional treatment if deemed necessary. Failure to do so may compromise the effectiveness of the barrier and any warranty offered.

## **MATERIAL SAFETY DATA SHEET**

Termcoat Sealant Manufacturer Warrants that this product conforms to its chemical description and is reasonably fit for the purposes stated on the label when used in accordance with Directions for Use under normal conditions of use. No warranty of merchantability or fitness for a particular purpose, express or implied, extends for the use of the product contrary to label instructions or under off- label permits not endorsed by Termcoat Sealant Manufacturer or under abnormal conditions.

Material safety data sheet (MSDS) are to be made available to any party upon request. Termcoat Sealant Installation Firm, employers, employees, contractors or any other party who handle or use the product must have a copy of the Material Safety Data Sheet (MSDS) with them when handling or using the product.

**<http://www.deir.qld.gov.au/workplace/subjects/hazardousmaterials/definition/msds/index.htm>**

Material Safety Data Sheet attached (MSDS)

Also Refer to: General Description, Termcoat Sealant Manual / Installation, Builder / Owner Builder, Home / Owner Responsibilities, CodeMark Certificate of Conformity, Alternate Solution, etc.

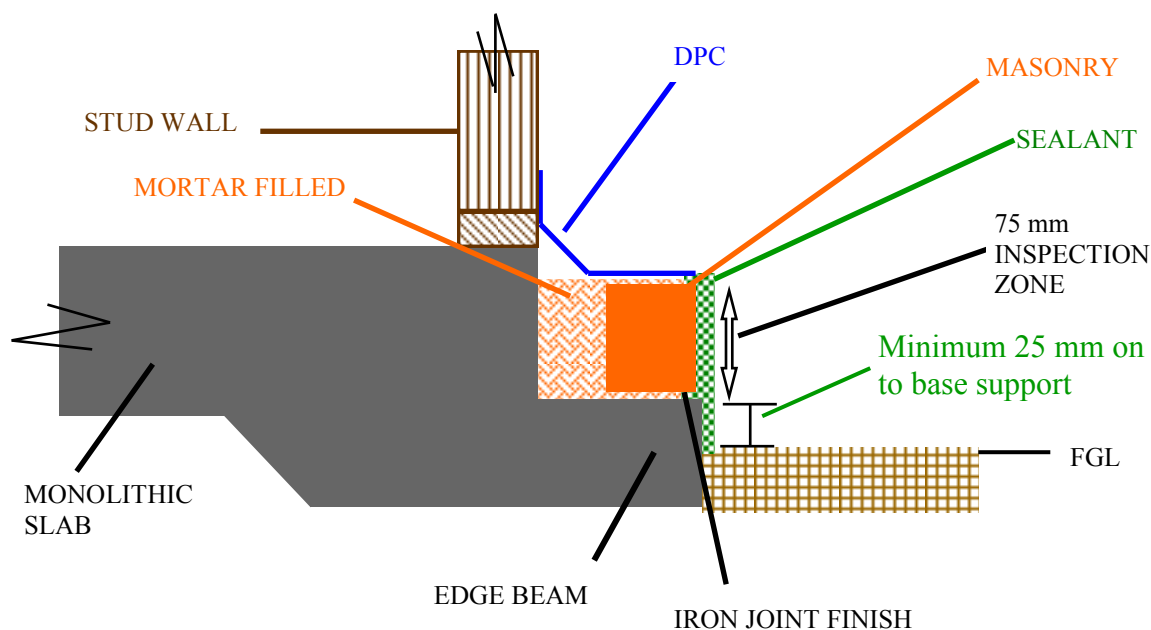
# DRAWINGS

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# **MONOLITHIC SLAB**

MORTAR FILLED

AS 2870

SECTION

## **APPLICATION**

An external wall is erected on the slab edge beam and is spaced apart from the slab. Cavity and masonry extrusions to be mortar filled within masonry (refer AS).

Apply Termcoat Sealant Termite Surface Barrier continuously attaching 25 mm onto the exposed edge beam then continue for a distance on the external masonry of the building to provide the required 75mm visual inspection zone as required by AS (Australian Standards) and BCA.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

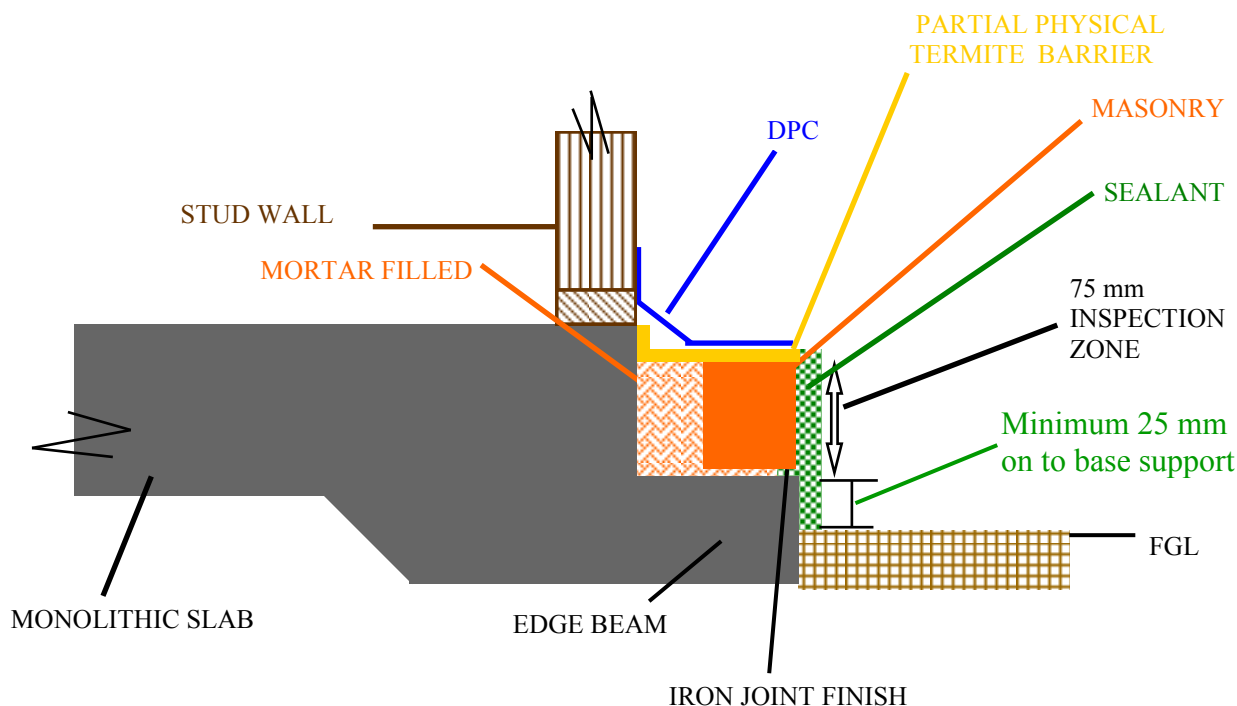
**NOT TO SCALE AND INDICATIVE ONLY**

# **MONOLITHIC SLAB**

MORTAR FILLED

AS 2870

DRAWING 2



SECTION

## **APPLICATION**

An external wall is erected on the slab edge beam and is spaced apart from the slab. Cavity and masonry extrusions to be mortar filled within masonry (refer AS).

Apply Termcoat Sealant Termite Surface Barrier continuously attaching 25 mm onto the exposed edge beam then continue for a distance on the external masonry of the building to provide the required 75mm visual inspection zone as required by AS (Australian Standards) and BCA.

Where an existing partial physical termite barrier protrudes in the mortar bed then apply attaching onto exposed edge of existing barrier then continue for a minimum distance of 75mm on the external face of the building which may extend continuously 25 mm onto the exposed slab/footing to form the required visual inspection zone.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

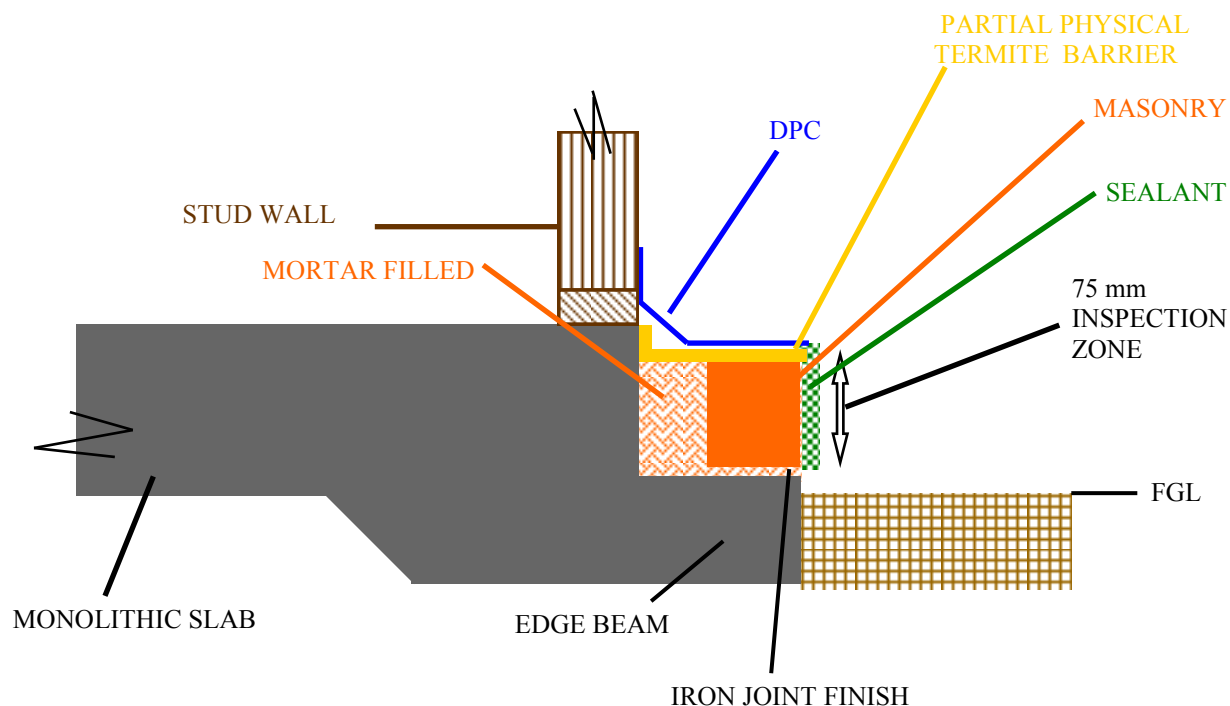
**NOT TO SCALE AND INDICATIVE ONLY**

# **MONOLITHIC SLAB**

MORTAR FILLED

AS 2870

DRAWING 2 A



SECTION

## **APPLICATION**

An external wall is erected on the slab edge beam and is spaced apart from the slab. Cavity and masonry extrusions to be mortar filled within masonry (refer AS).

Where an existing partial physical termite barrier protrudes in the mortar bed then apply Termcoat Sealant Termite Surface Barrier attaching onto exposed edge of existing barrier to continue for a minimum distance of 75mm on the external face of the building as required by AS (Australian Standards) and BCA.

This application may be applied above or below or span the area however regards must be given for the protection of the weep holes if they represent an area of the coated Visual Inspection Zone.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

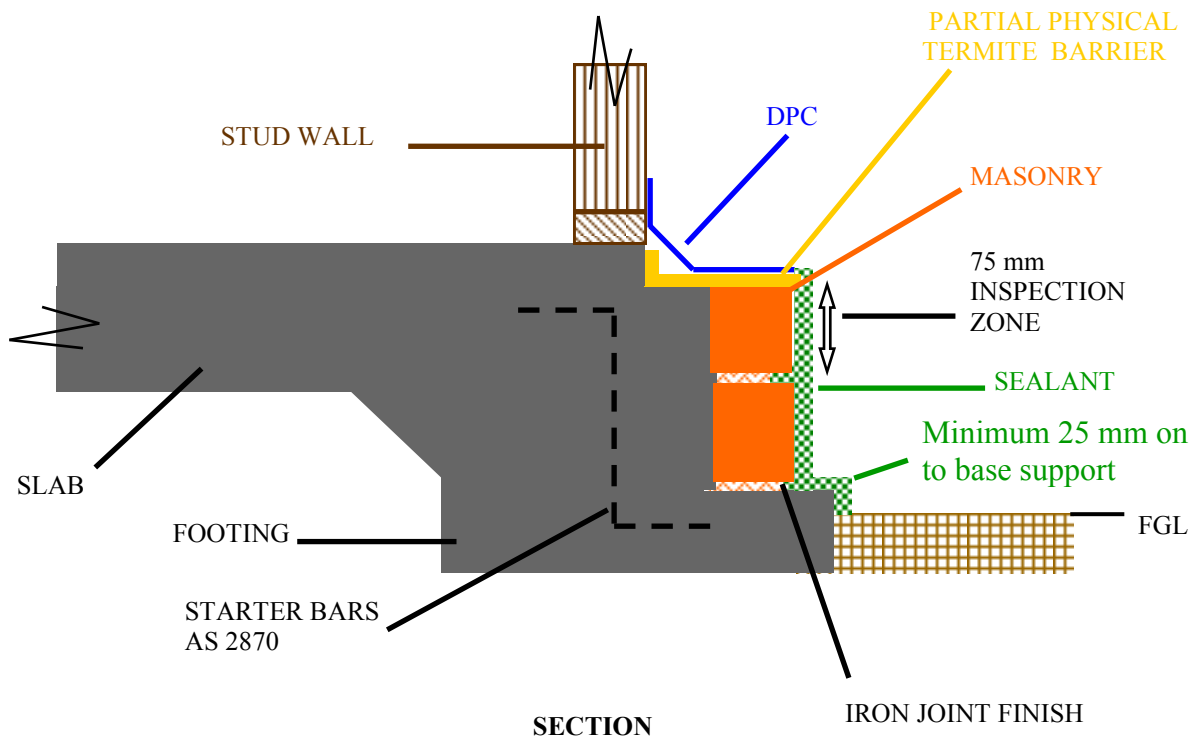
This method can be applied post construction.

**NOT TO SCALE AND INDICATIVE ONLY**

# **BRICK UP SLAB**

**DRAWING 3**

MONOLITHIC as to  
AS 2870 & AS3660.1 Section 4.3.2.2



## **APPLICATION**

The slab and footing is constructed as a monolithic slab construction. Masonry extrusions to be mortar filled within masonry (refer AS).

Apply Termcoat Sealant Termite Surface Barrier continuously attaching 25 mm onto the exposed edge beam then continue for a distance on the external masonry of the building to provide the required 75mm visual inspection zone as required by AS (Australian Standards) and BCA.

Where an existing partial physical termite barrier protrudes in the mortar bed then apply attaching onto exposed edge of existing barrier then continue for a minimum distance of 75mm on the external face of the building which may extend continuously 25 mm onto the exposed slab/footing to form the required visual inspection zone.

Ensure joint between footing and slab is completely clean, so not to allow termite entry into cavity and cavity mortar filled.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

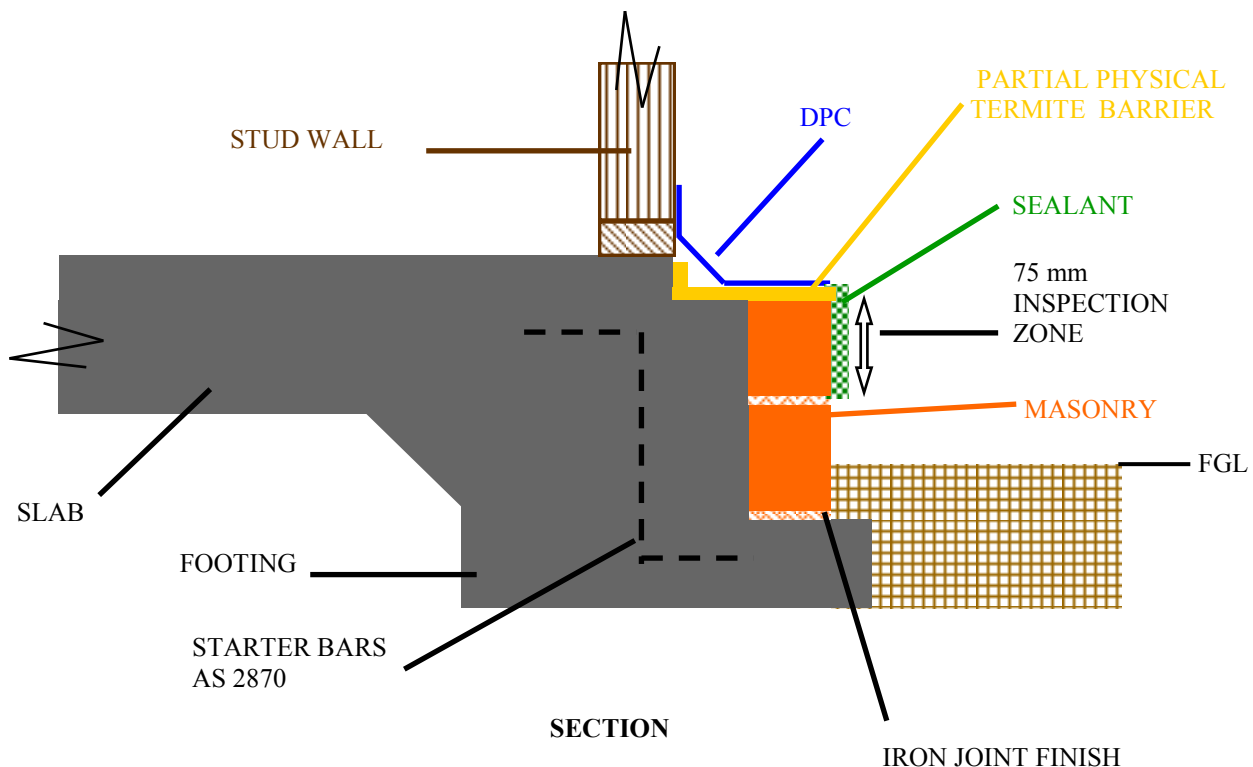
**NOT TO SCALE AND INDICATIVE ONLY**



# **BRICK UP SLAB**

**DRAWING 3 A**

MONOLITHIC as to  
AS 2870 & AS3660.1 Section 4.3.2.2



## **APPLICATION**

The slab and footing is constructed as a monolithic slab construction. Masonry extrusions to be mortar filled within masonry (refer AS).

Where an existing partial physical termite barrier protrudes in the mortar bed then apply Termcoat Sealant Termite Surface Barrier attaching onto exposed edge of existing barrier to continue for a minimum distance of 75mm on the external face of the building as required by AS (Australian Standards) and BCA.

This application may be applied above or below or span the area however regards must be given for the protection of the weep holes if they represent an area of the coated Visual Inspection Zone.

Ensure joint between footing and slab is completely clean, so not to allow termite entry into cavity and cavity mortar filled.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

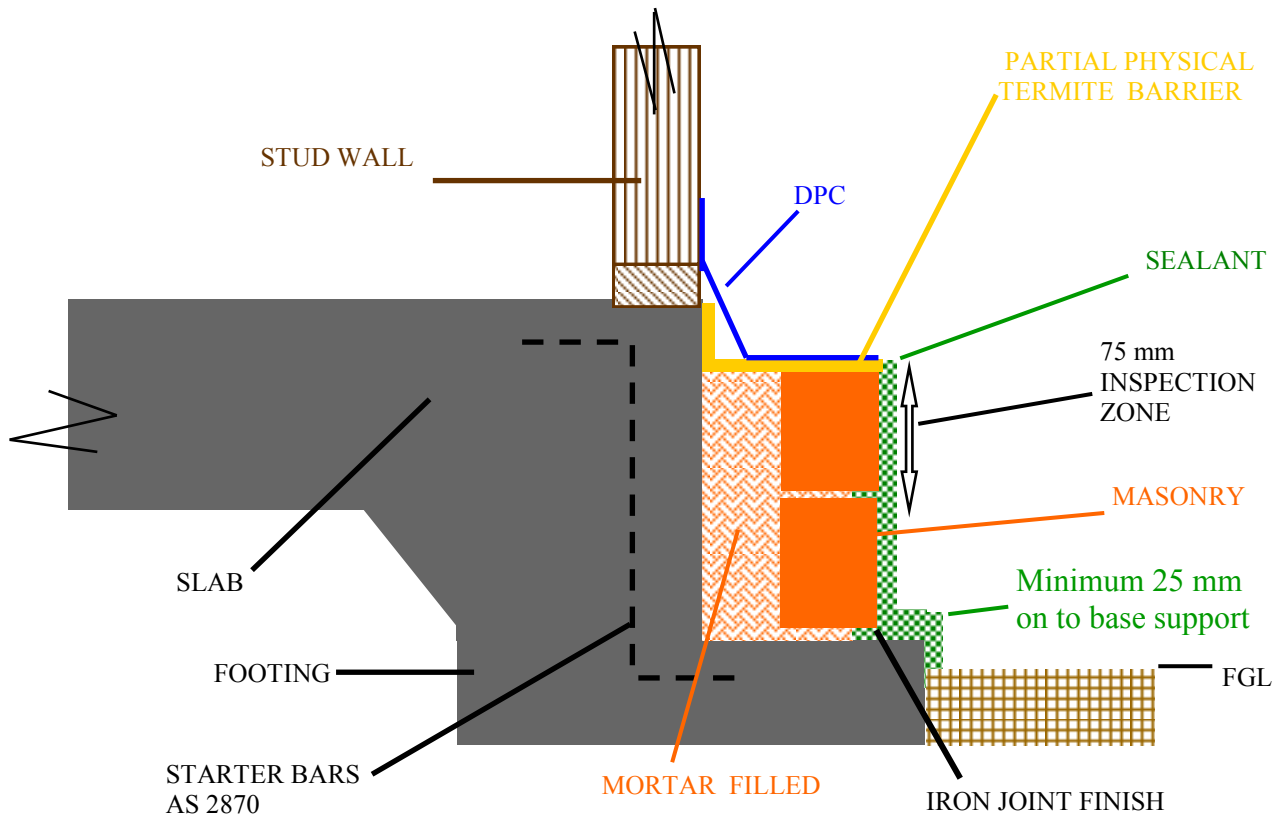
**NOT TO SCALE AND INDICATIVE ONLY**

# BOXED UP SLAB

DRAWING 4

MONOLITHIC as to  
AS 2870 & AS3660.1 Section 4.3.2.2

MORTAR FILLED



SECTION

## APPLICATION

The slab and footing is constructed as a monolithic slab construction.  
Cavity and masonry extrusions to be mortar filled within masonry (refer AS).

Apply Termcoat Sealant Termite Surface Barrier continuously attaching 25 mm onto the exposed edge beam then continue for a distance on the external masonry of the building to provide the required 75mm visual inspection zone as required by AS (Australian Standards) and BCA.

Ensure joint between footing and slab is completely clean, so not to allow termite entry into cavity and cavity mortar filled.

Where an existing partial physical termite barrier protrudes in the mortar bed then apply attaching onto exposed edge of existing barrier then continue for a minimum distance of 75mm on the external face of the building which may extend continuously 25 mm onto the exposed slab/ footing to form the required visual inspection zone.

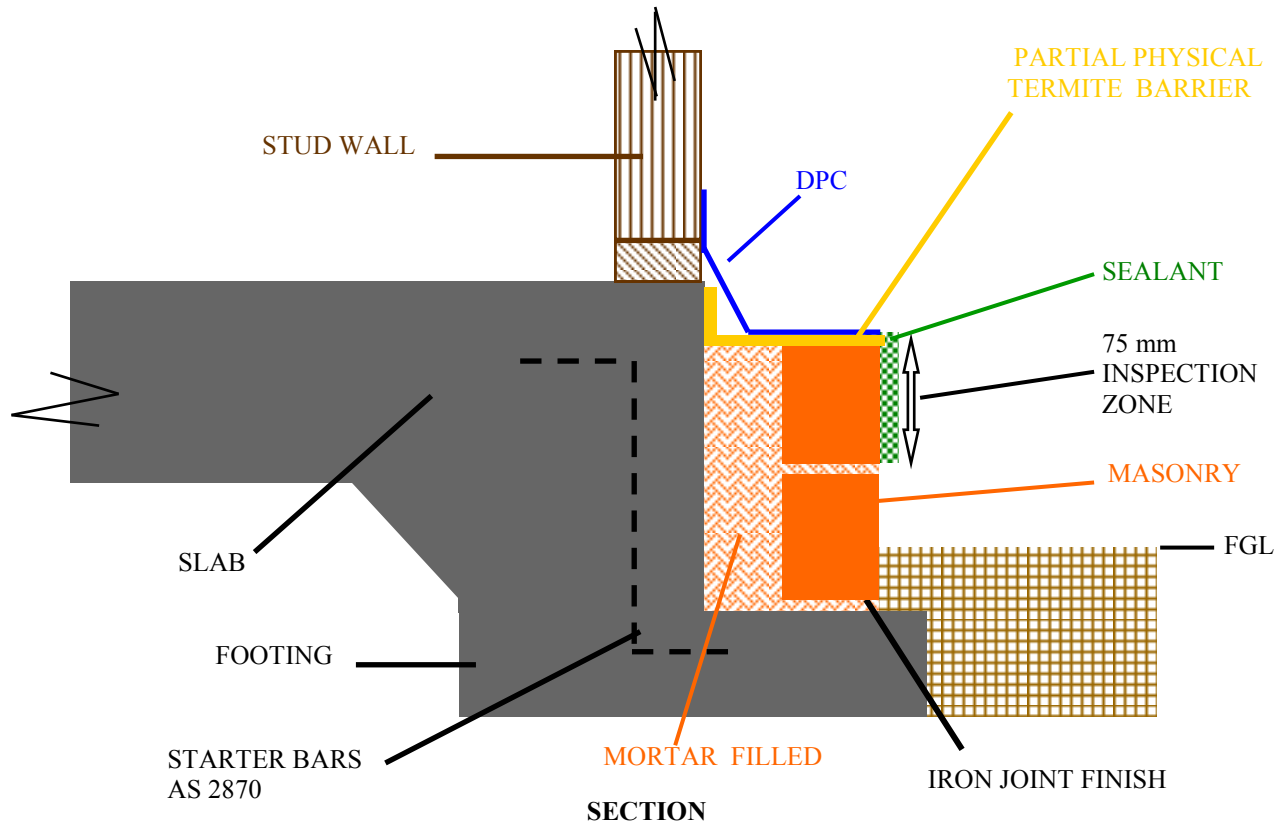
Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

**NOT TO SCALE AND INDICATIVE ONLY**

**BOXED UP SLAB**  
MONOLITHIC as to  
AS 2870 & AS3660.1 Section 4.3.2.2  
MORTAR FILLED

DRAWING 4 A



**APPLICATION**

The slab and footing is constructed as a monolithic slab construction.  
Cavity and masonry extrusions to be mortar filled within masonry (refer AS).

Where an existing partial physical termite barrier protrudes in the mortar bed then apply Termcoat Sealant Termite Surface Barrier attaching onto exposed edge of existing barrier to continue for a minimum distance of 75mm on the external face of the building as required by AS (Australian Standards) and BCA.

Ensure joint between footing and slab is completely clean, so not to allow termite entry into cavity and cavity mortar filled.

This application may be applied above or below or span the area however regards must be given for the protection of the weep holes if they represent an area of the coated Visual Inspection Zone.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

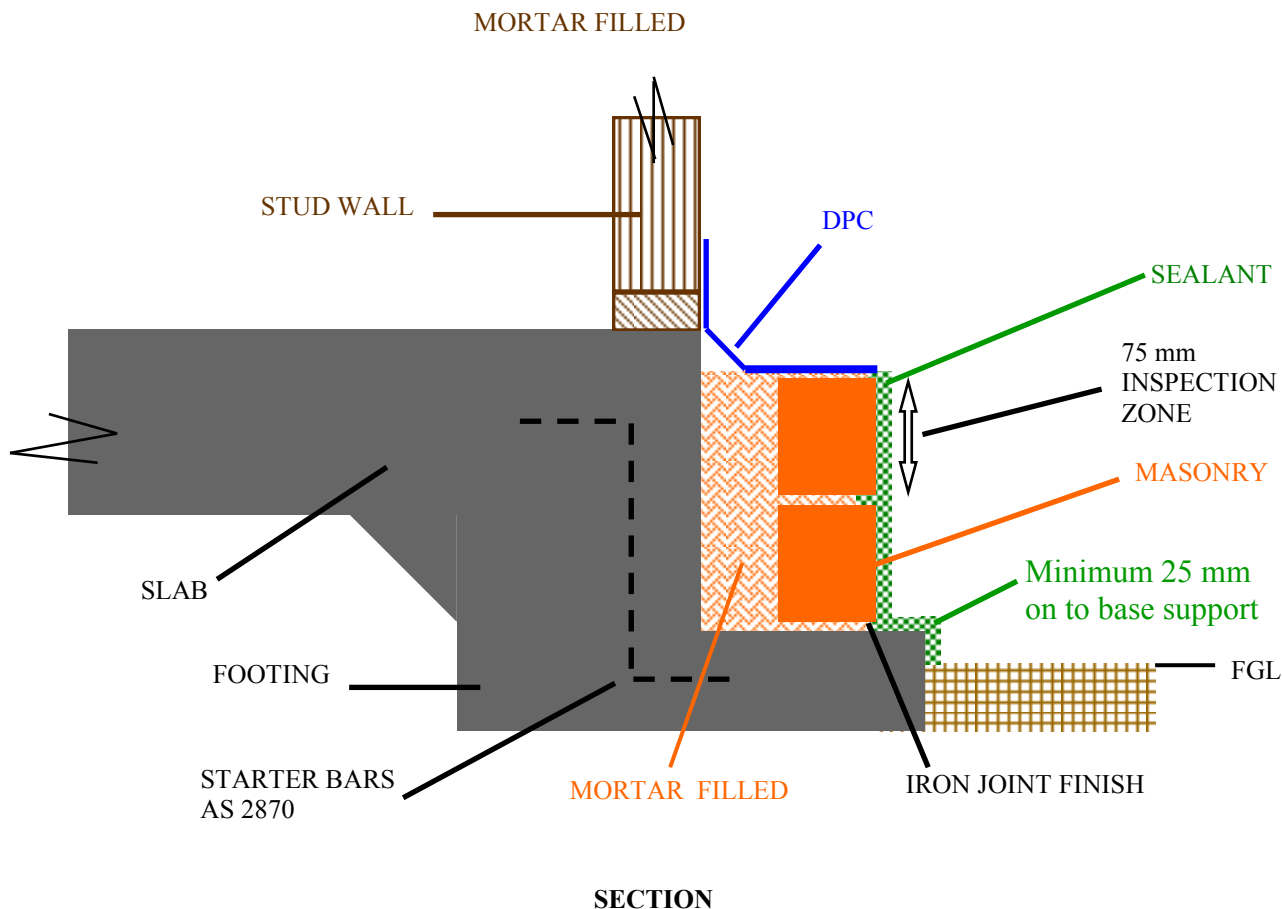
This method can be applied post construction.

**NOT TO SCALE AND INDICATIVE ONLY**

# **BOXED UP SLAB**

**MONOLITHIC as to**  
**AS 2870 & AS3660.1 Section 4.3.2.2**

**DRAWING 5**



## **APPLICATION**

The slab and footing is constructed as a monolithic slab construction.  
 Cavity and masonry extrusions to be mortar filled within masonry (refer AS).

Apply Termcoat Sealant Termite Surface Barrier continuously attaching 25 mm onto the exposed edge beam then continue for a distance on the external masonry of the building to provide the required 75mm visual inspection zone as required by AS (Australian Standards) and BCA.

Ensure joint between footing and slab is completely clean, so not to allow termite entry into cavity and cavity mortar filled.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

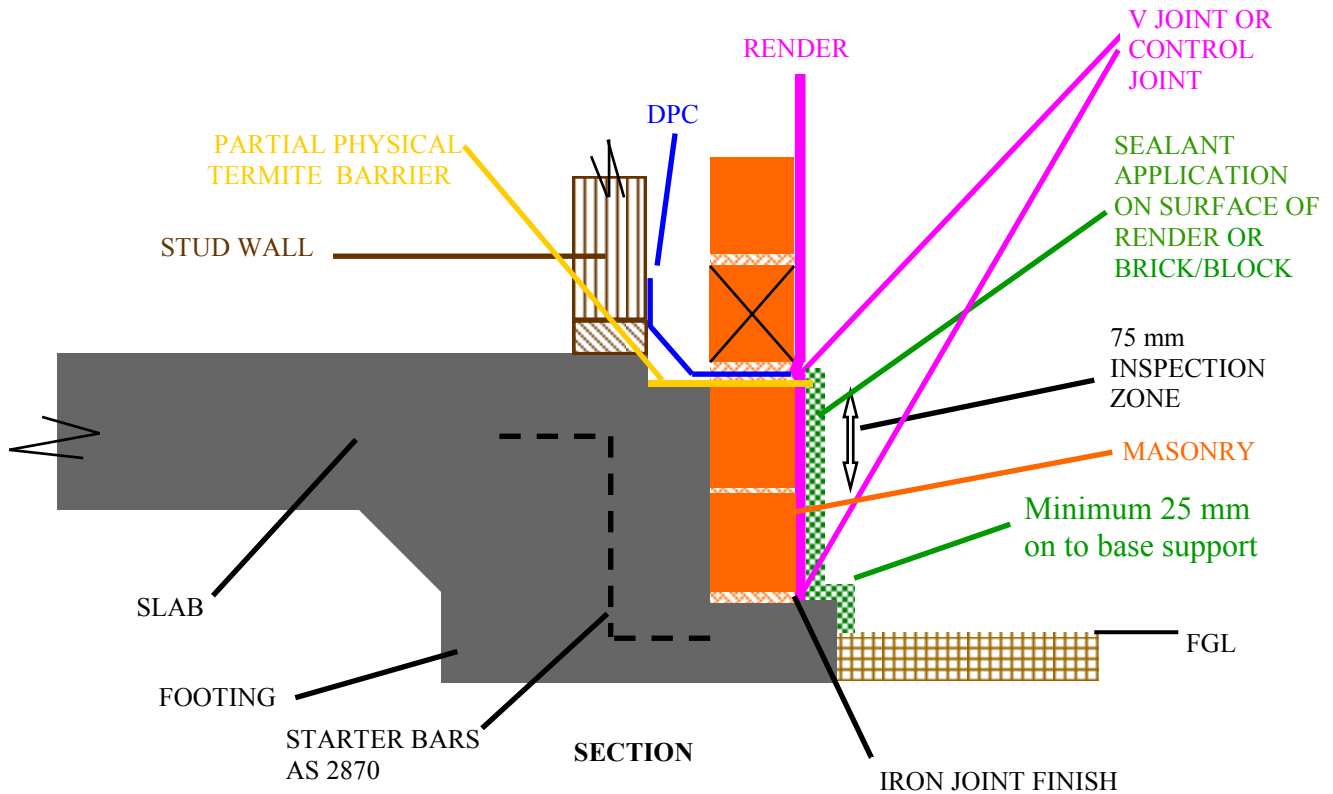
**NOT TO SCALE AND INDICATIVE ONLY**

# **RENDERED WALL**

## **MONOLITHIC SLAB**

AS 2870 & AS3660.1 Section 4.3.2.2

**DRAWING 6**



### **APPLICATION**

The slab and footing is constructed as a monolithic slab construction. Masonry extrusions to be mortar filled within masonry (refer AS).

When the render has been applied to the Australian Standards or HB 161-2005 Guide to Plastering and a Partial Physical Termite Barrier has previously been installed. Termcoat Sealant Termite Surface Barrier is applied to the external face attaching to the existing partial barrier in the V joint and Control joints then continuing for a minimum distance of 75mm on the external exposed face of the render to provide the required visible inspection zone and may extend continuously 25mm onto the exposed concrete slab / footing.

Otherwise apply Termcoat Sealant Termite Surface Barrier continuously attaching 25 mm onto the exposed edge beam then continue for a distance on the external masonry of the building to provide the required exposed 75mm visual inspection zone.

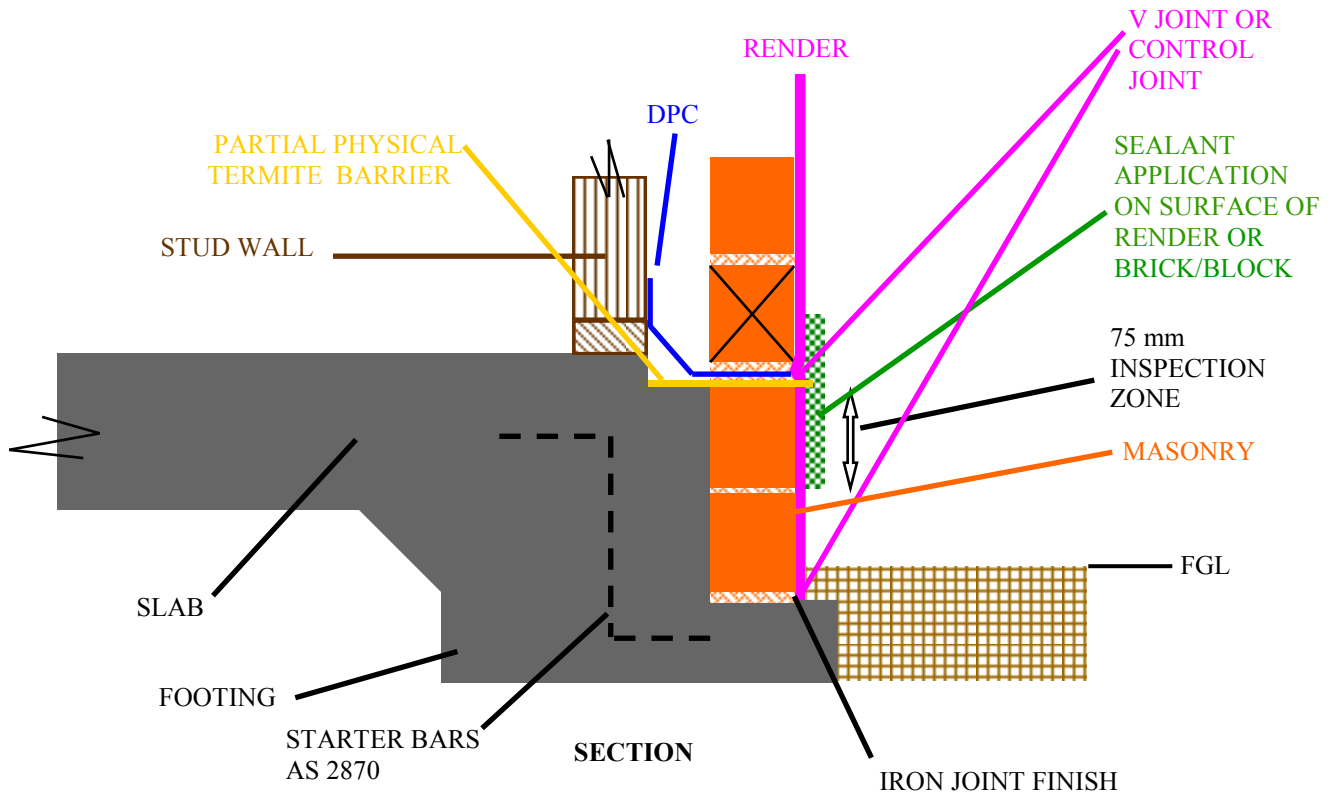
Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

**NOT TO SCALE AND INDICATIVE ONLY**

**RENDERED WALL**  
**MONOLITHIC SLAB**  
AS 2870 & AS3660.1 Section 4.3.2.2

DRAWING 6 A



**APPLICATION**

The slab and footing is constructed as a monolithic slab construction. Masonry extrusions to be mortar filled within masonry (refer AS).

When the render has been applied to the Australian Standards or HB 161-2005 Guide to Plastering and a Partial Physical Termite Barrier has previously been installed. Termcoat Sealant Termite Surface Barrier is applied to the external face attaching to the existing partial barrier in the V joint and Control joints then continuing for a minimum distance of 75mm on the external exposed face of the render to provide the required visible inspection zone.

This application may be applied above or below or span the area however regards must be given for the protection of the weep holes if they represent an area of the coated Visual Inspection Zone.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

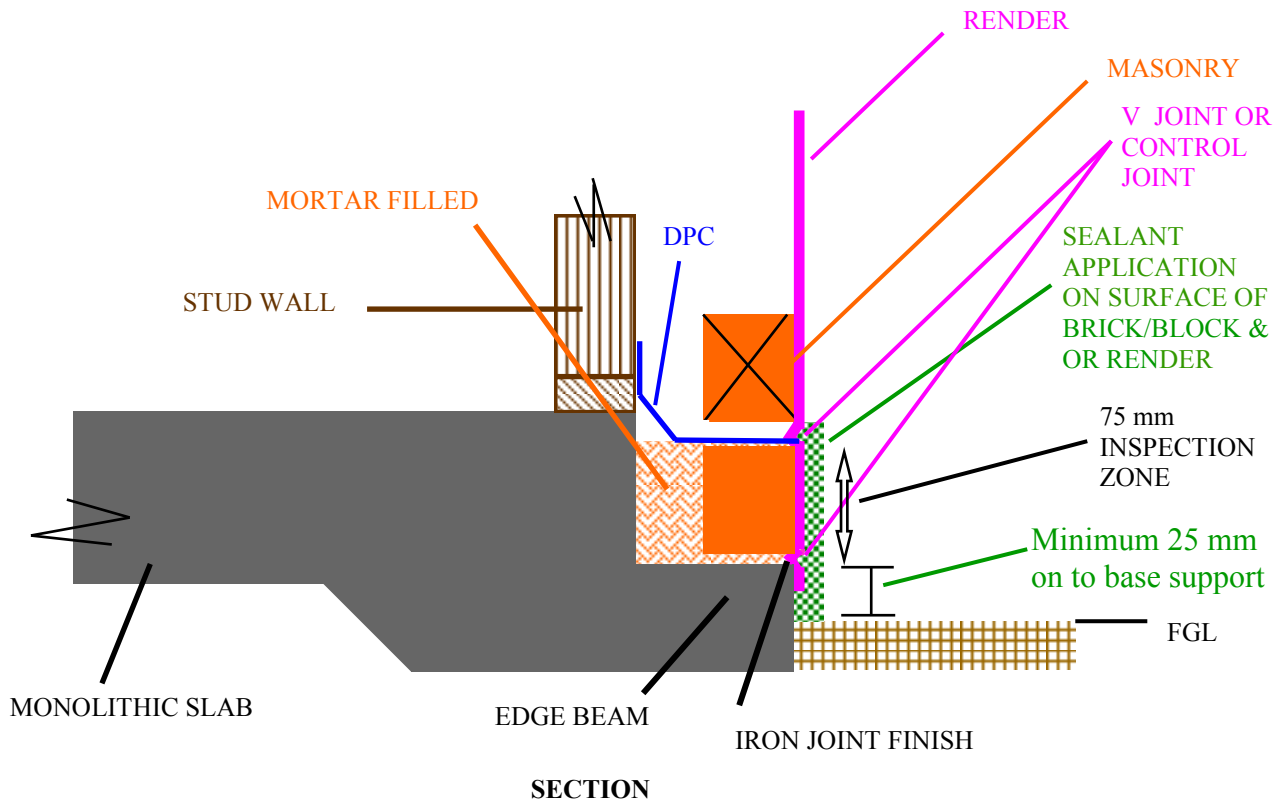
**NOT TO SCALE AND INDICATIVE ONLY**

# RENDERED WALL

DRAWING 7

## MONOLITHIC SLAB

AS 2870



### APPLICATION

An external wall is erected on the slab edge beam and is spaced apart from the slab. Masonry extrusions to be mortar filled within masonry (refer AS).

Termcoat Sealant Termite Surface Barrier is applied to the external masonry/rendered wall from the V joint/Control joint then continue down attaching 25 mm onto the exposed edge beam to provide the required 75mm visual inspection zone.

The render has been applied to the Australian Standards or HB 161-2005 Guide to Plastering.

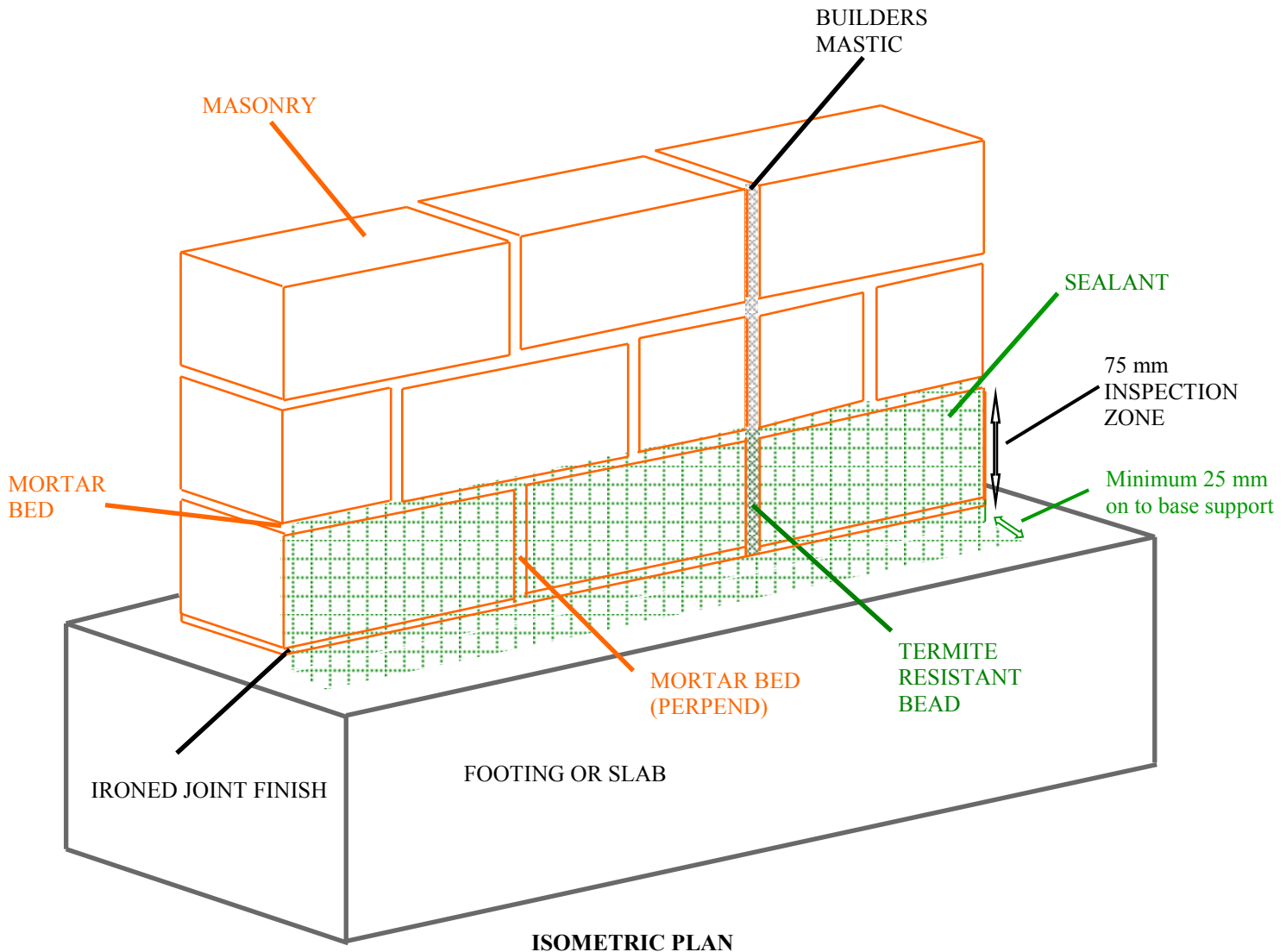
Otherwise apply Termcoat Sealant Termite Surface Barrier continuously attaching 25 mm onto the exposed edge beam then continue for a distance on the external masonry of the building to provide the required exposed 75mm visual inspection zone.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

**NOT TO SCALE AND INDICATIVE ONLY**

### DRAWING 8



## APPLICATION

Articulated joints, are to be sealed by applying a termite resistant bead at the expansion joint, which will provide a bridging apparatus and a permanent flexible membrane.

Apply Termcoat Sealant Termite Surface Barrier continuously attaching 25 mm onto the exposed edge beam then continue for a distance on the external masonry wall of the building to provide the required 75mm visual inspection zone.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

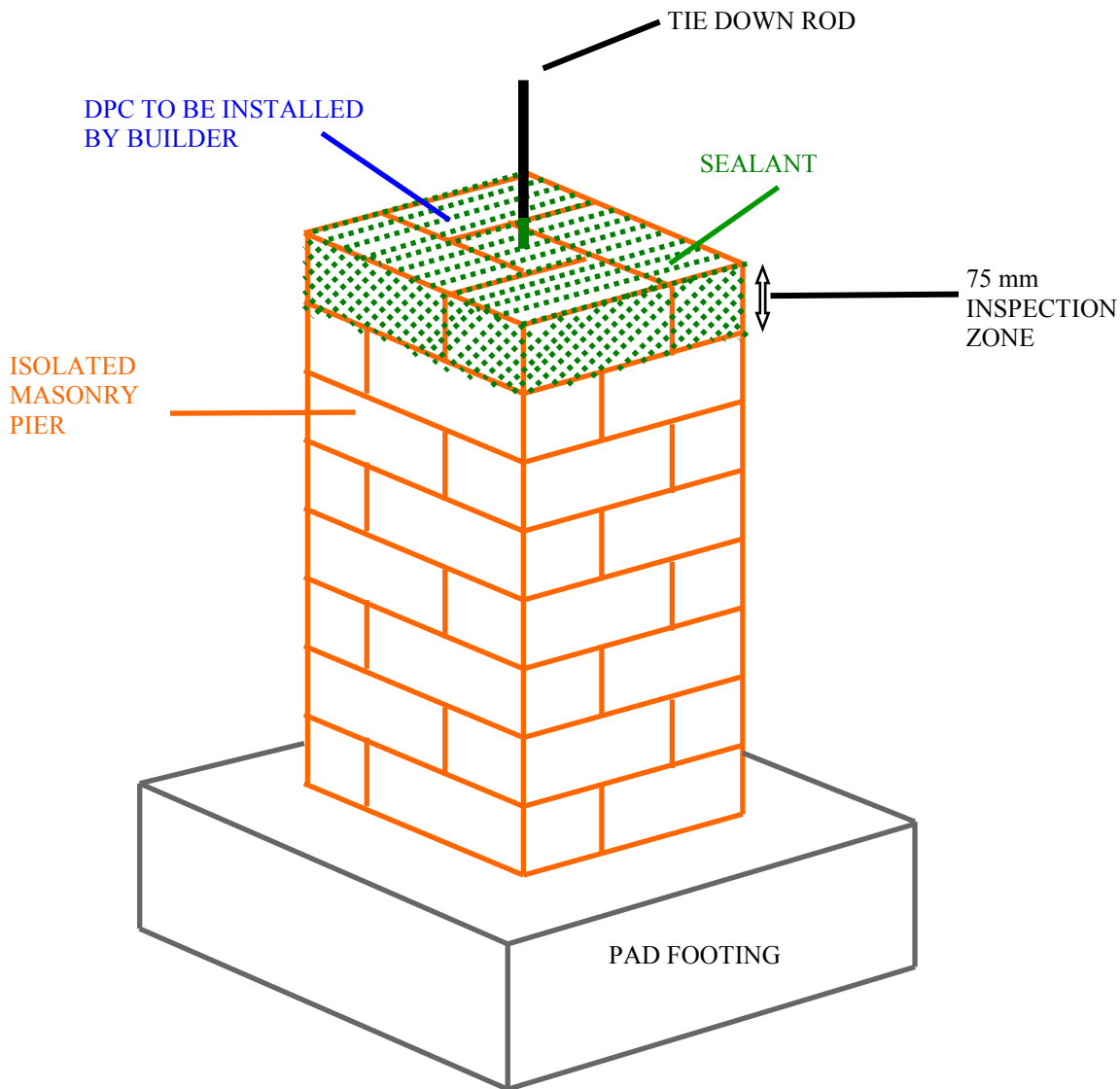
This method can be applied post construction.

**NOT TO SCALE AND INDICATIVE ONLY**



# ISOLATED PIER

DRAWING 9



ISOMETRIC PLAN

## APPLICATION

Isolated piers are to be concrete filled flush and extrusions, etc mortar filled.

Termcoat Sealant Termite Surface Barrier is applied to the top of the pier, around tie down rod and continue for a minimum distance to provide the 75 mm inspection zone on exposed area of masonry, encircling all sides continuously.

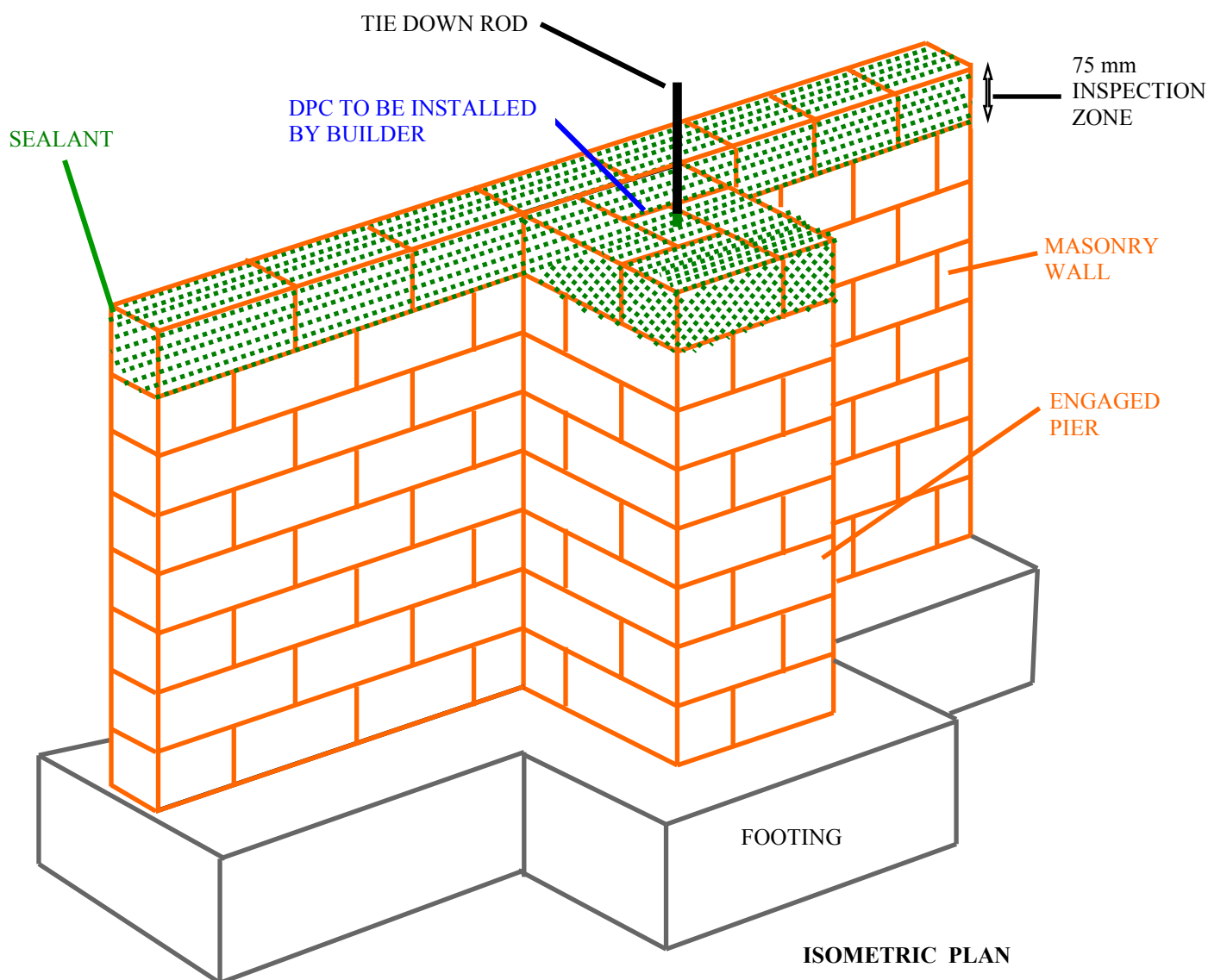
Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

Builder to install D.P.C. after application.

**NOT TO SCALE AND INDICATIVE ONLY**

# WALL WITH ENGAGED PIER

DRAWING 10



## APPLICATION

Wall with Engaged piers are to be concrete filled flush and extrusions, etc mortar filled.

Termcoat Sealant Termite Surface Barrier is applied to the top of the pier and wall, attaching around tie down rod and continue for a minimum distance to provide the 75 mm inspection zone on exposed area of masonry, encircling all areas continuously.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparation have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

Builder to install D.P.C. after application.

**NOT TO SCALE AND INDICATIVE ONLY**

### DRAWING 11

SECTION

Labels in the diagram include:

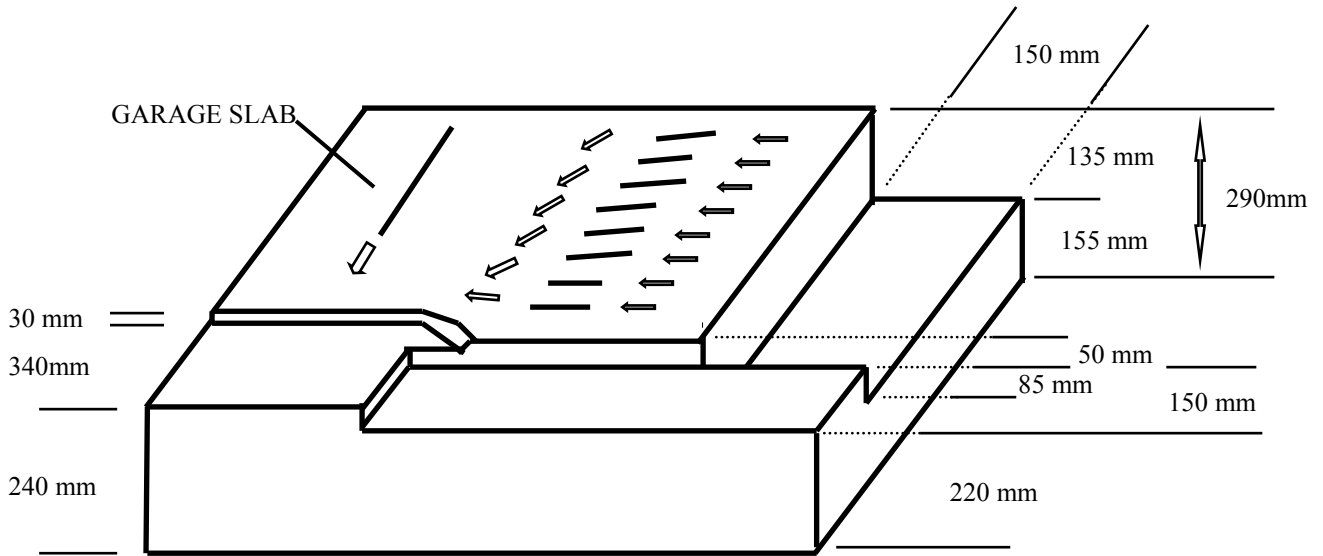
- 75 mm INSPECTION ZONE
- SEALANT
- DPC
- STUD WALL
- SUSPENDED FLOOR
- TENSIONAL ... G & ROOF-
- PARTIAL PHYSICAL BARRIER
- SEALANT
- MASONRY RETAINING WALL
- IRON JOINTS FINISH AND PERPENDS
- SLAB
- 100 mm dia AGG. PIPE

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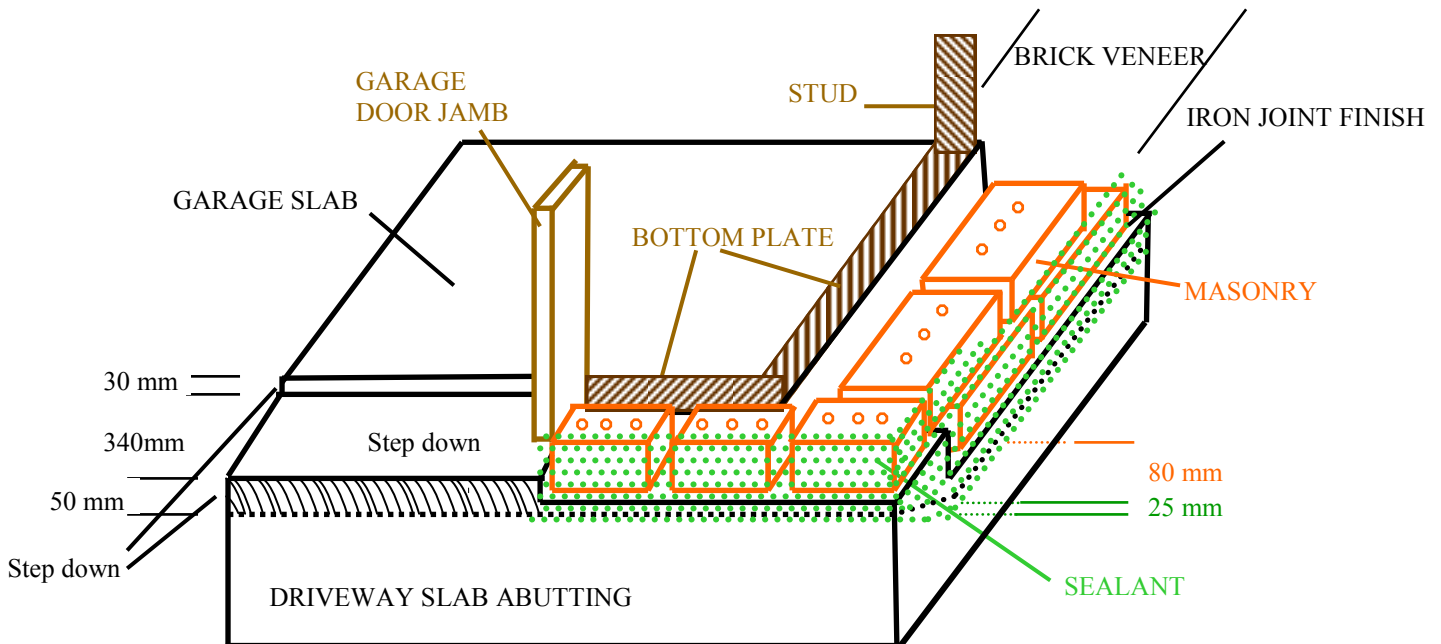
# **GARAGE DOOR ENTRY - SLAB**

**DRAWING 12**

Also refer to instructions page #8



**ISOMETRIC PLAN**



**ISOMETRIC PLAN**

**NOT TO SCALE AND INDICATIVE ONLY**

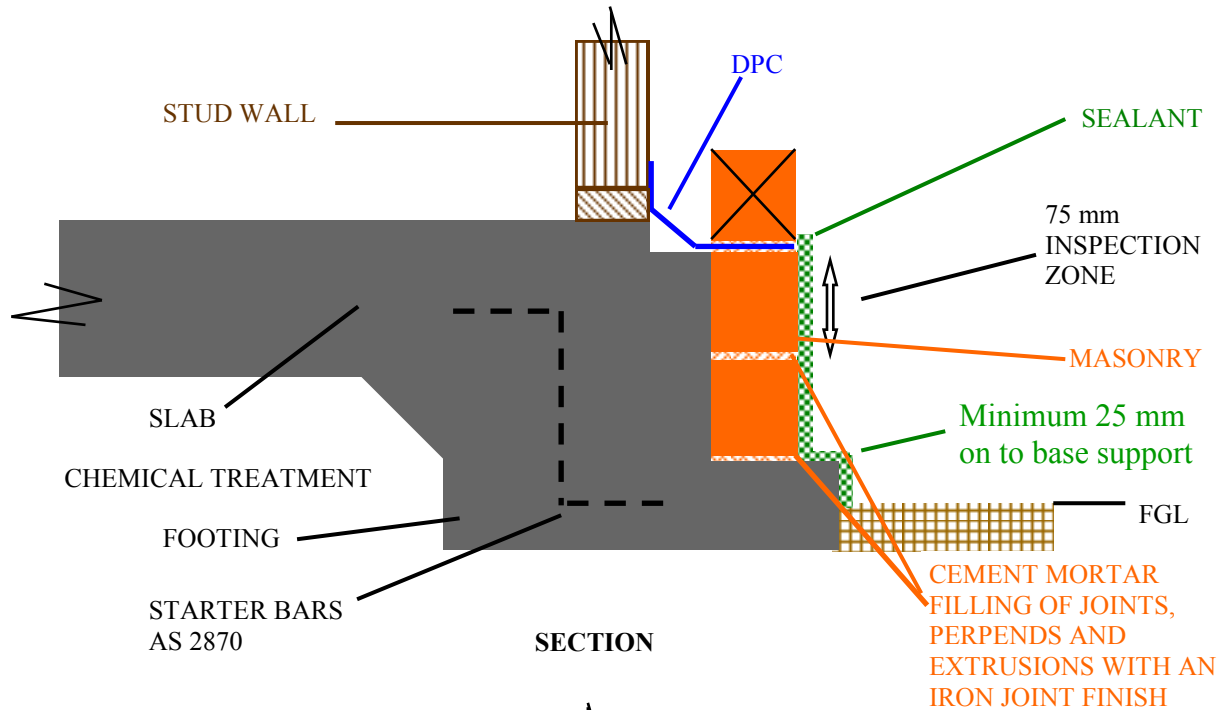
# RECTIFICATION OF EXISTING PERIMETER

DRAWING 13

Also refer to instructions page #8

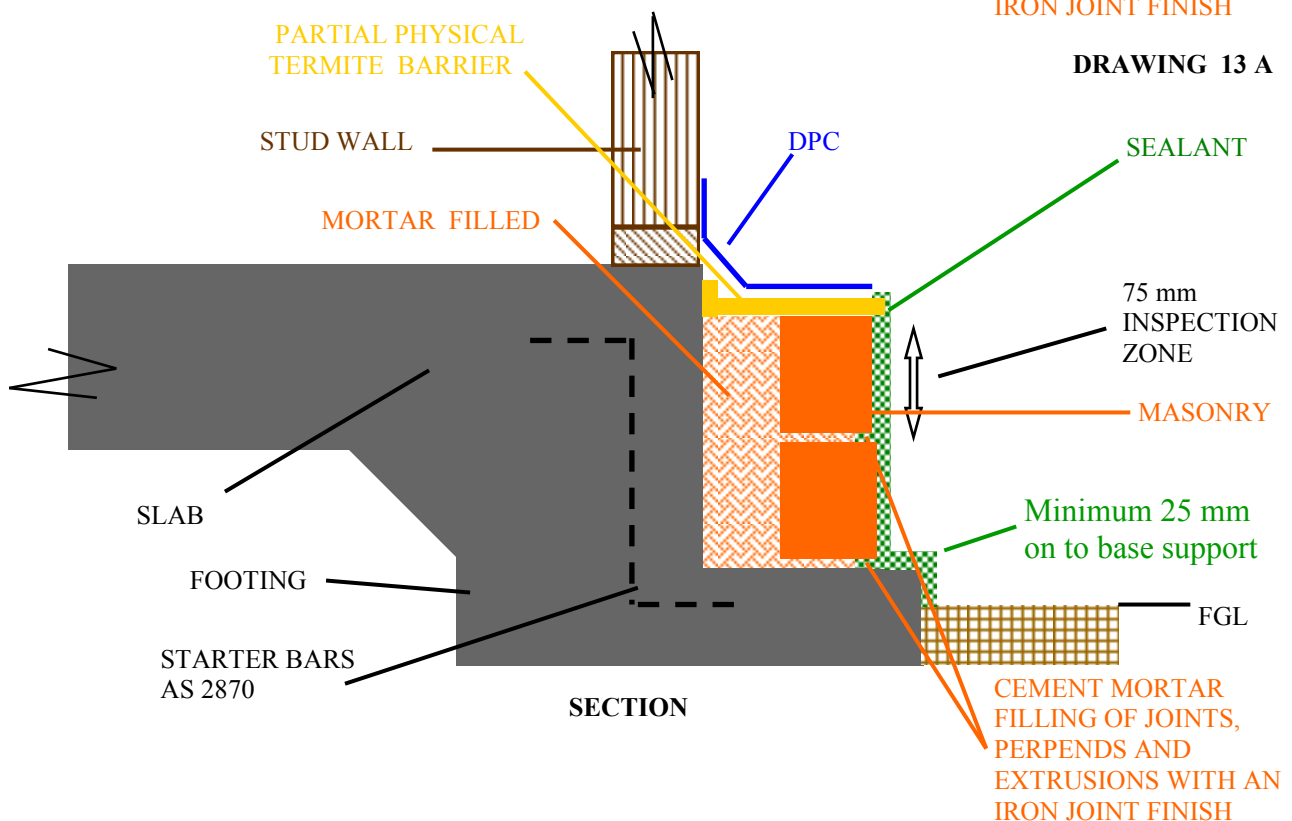
EXISTING DWELLING THAT HAS HAD PERIMETER  
SPRAY TREATMENT OR INGRESS OF TERMITES  
THROUGH PERIMETER MASONRY AND EXTERNAL  
PERIMETER PROTECTION IS REQUIRED

REVISION    DATE



SECTION

DRAWING 13 A



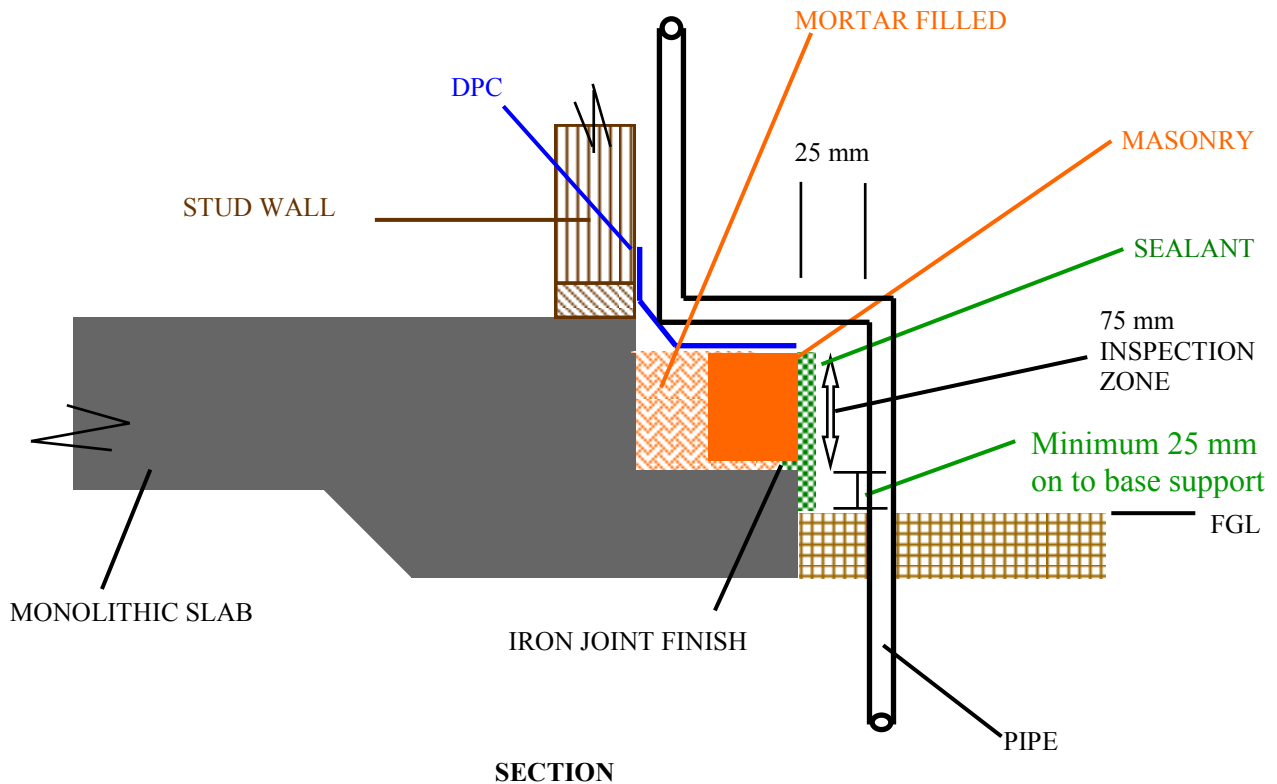
SECTION

**NOT TO SCALE AND INDICATIVE ONLY**

REVISION    DATE

# PIPE WORK ENTERING FROM THE OUTSIDE OF THE BUILDING

DRAWING 14



## IMPORTANT

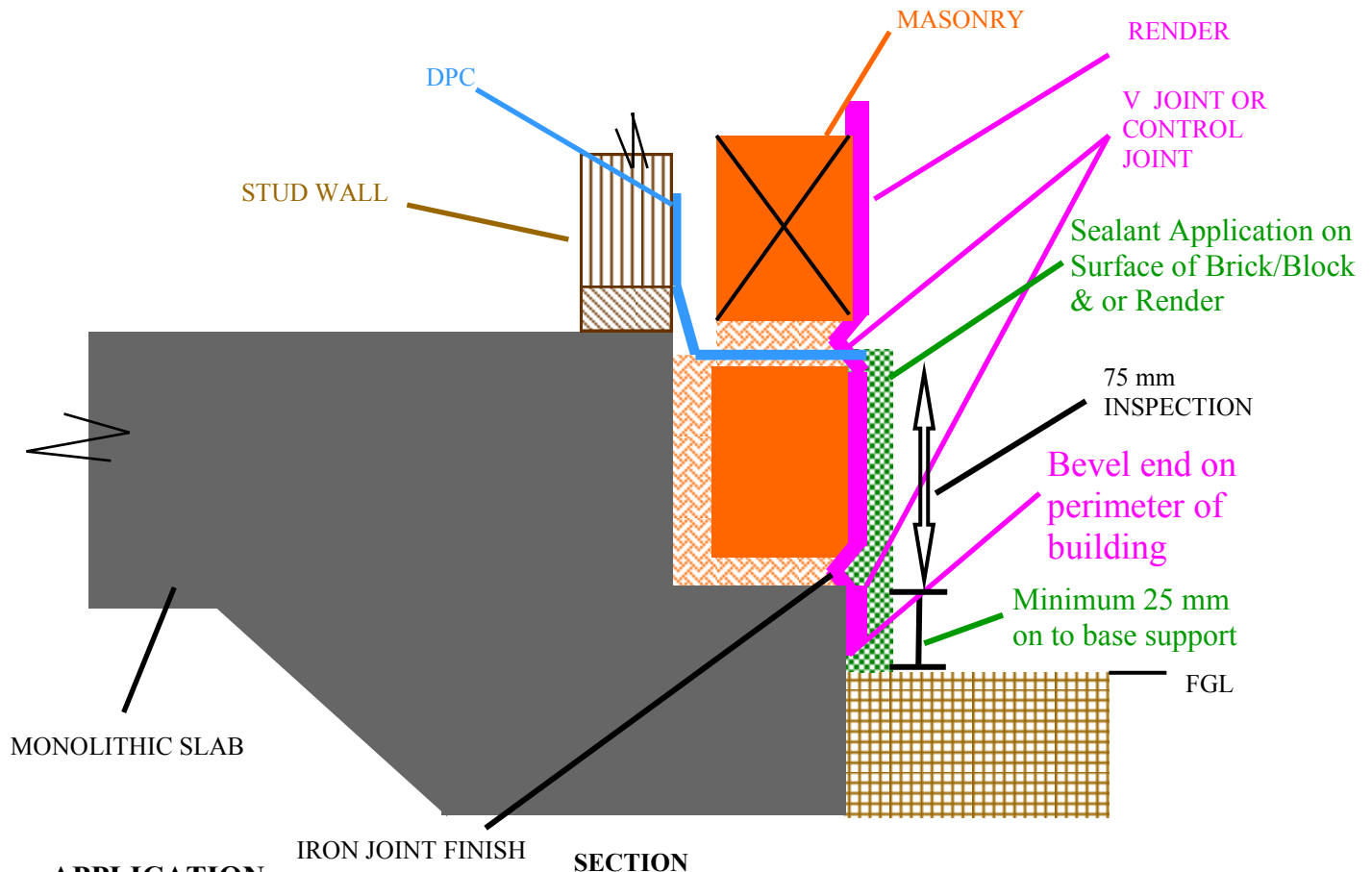
Pipe work entering from the outside of the building to be kept a minimum 25 mm distance from the wall and slab / footing, exposed edge beam. Once above the inspection zone pipe work may enter the building through the masonry.

**NOT TO SCALE AND INDICATIVE ONLY**

# RENDERED WALL DETAIL A

DRAWING 15

## MONOLITHIC SLAB



### APPLICATION

An external wall is erected on the slab edge beam and is spaced apart from the slab. Cavity and masonry extrusions to be mortar filled within masonry (refer AS).

Render to be applied to the Australian Standards or HB 161-2005 Guide to Plastering including installing the V joint/Control joint. If render formed onto base brick it is to be finished with a smooth end to avoid hidden void areas and cracking.

Termcoat Sealant Termite Surface Barrier to be applied to the external rendered wall from the V joint/Control joint then continue attaching 25mm onto the exposed edge beam to provide the required exposed 75mm visual inspection zone as required by the BCA and AS.

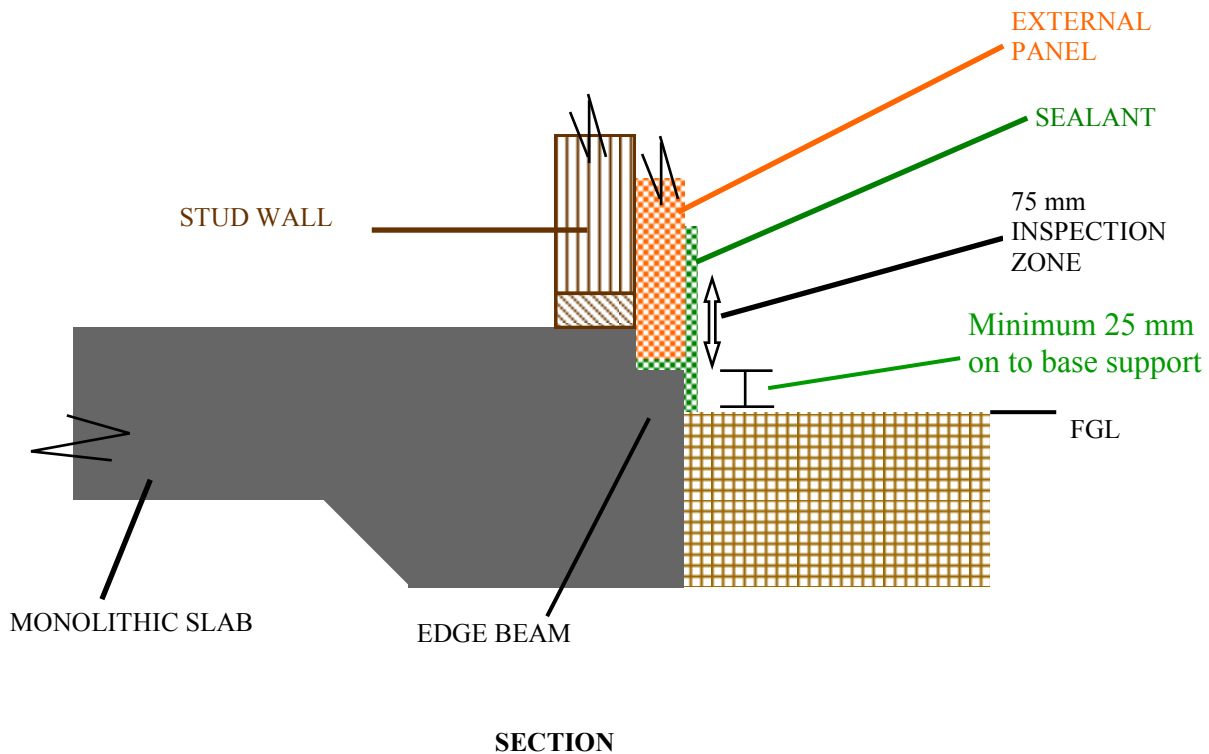
Otherwise apply Termcoat Sealant Termite Surface Barrier continuously attaching 25 mm onto the exposed edge beam then continue for a distance on the external rendered wall of the building to provide the required exposed 75mm visual inspection zone.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparations have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

**NOT TO SCALE AND INDICATIVE ONLY**

# EXTERNAL PANEL WALL APPLICATION MONOLITHIC SLAB



## APPLICATION

External Panel is applied to outside face of building frame and extends down on to the Monolithic Slab Rebate in accordance with Panel Manufacturers Installation Manual.

Termcoat Sealant Termite Surface Barrier is applied attaching a minimum of 25mm on to monolithic slab edge beam then extending upward continuously flowing into joint between slab edge beam and external panel over the external face of the External Panel for a distance to provide the required 75mm visual inspection zone as required by the AS (Australian Standards) and BCA.

Termcoat Sealant Termite Surface Barrier not to be applied until Surface Preparations have been complied in accordance with the Termcoat Sealant Installation Manual and as referred to in relevant drawings.

This method can be applied post construction.

**NOT TO SCALE AND INDICATIVE ONLY**