



Detailing garage door jambs



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MANY NEW HOUSES INCLUDE AN ATTACHED GARAGE. GETTING THE GARAGE DOOR JAMB DETAIL RIGHT FOR BRICK VENEER CAN BE TRICKY, BUT HERE ARE TWO OPTIONS.

IN HOUSING, THE GARAGE FLOOR LEVEL is typically at the same level as the adjacent habitable spaces since there is no requirement within the Acceptable Solutions for a set-down.

Difficulties can arise where the slab to the habitable spaces is constructed to meet the minimum heights above paving or ground specified in E2/AS1. This has flow-on effects for:

- weatherboard or other lightweight claddings to ensure the cladding clearances to the outside ground or paving level are maintained, particularly adjacent to the garage door

- masonry veneers to ensure:
 - cavity drainage is maintained
 - water from outside cannot run into the cavity at the base of the garage door jambs or trims
 - the slab set-down specified in E2/AS1 of at least 50 mm is achieved.

Where a garage slab is at a lower level (50–150 mm) than the remainder of the building, the potential issues are exacerbated, particularly on a flat site.

Figures 1–3 and 4–6 outline the construction steps for two jamb detail options. ◀

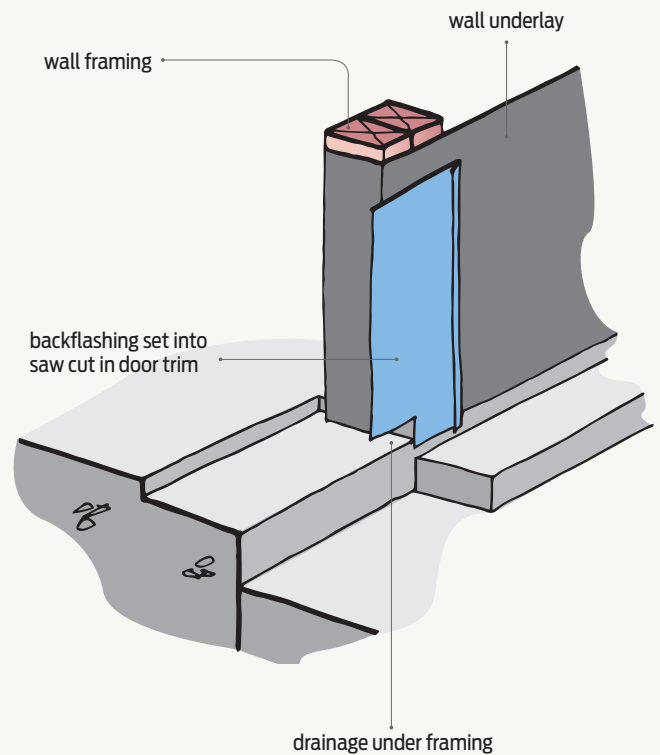
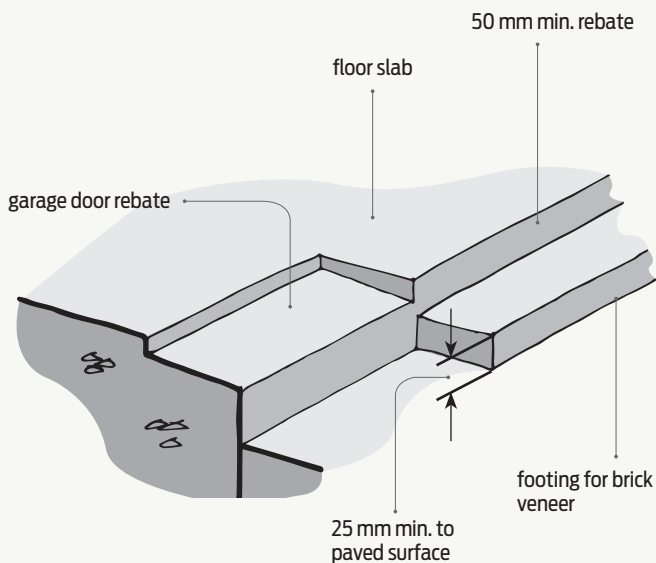


Figure 1 Detail 1 – Step 1.

Figure 2 Detail 1 – Step 2.

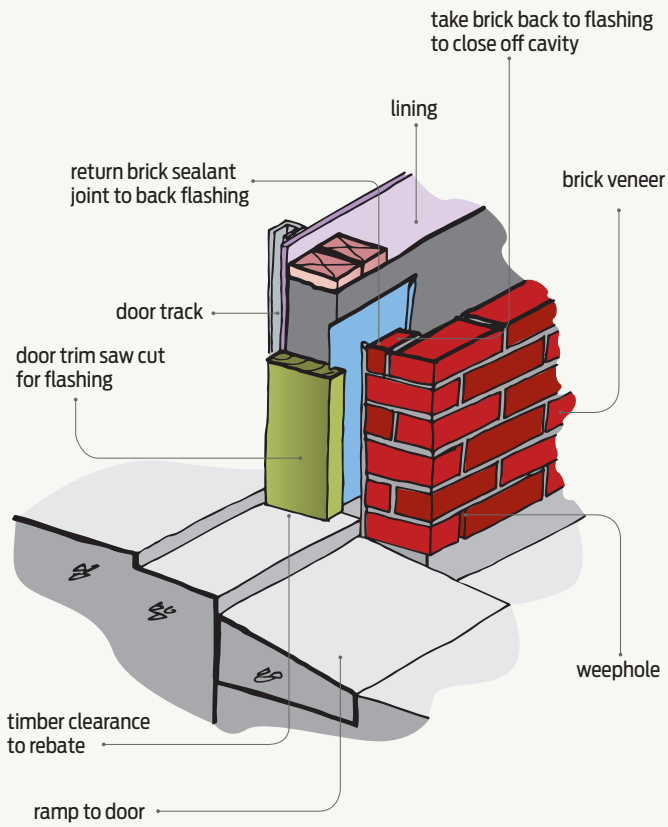


Figure 3 Detail 1 – Step 3.

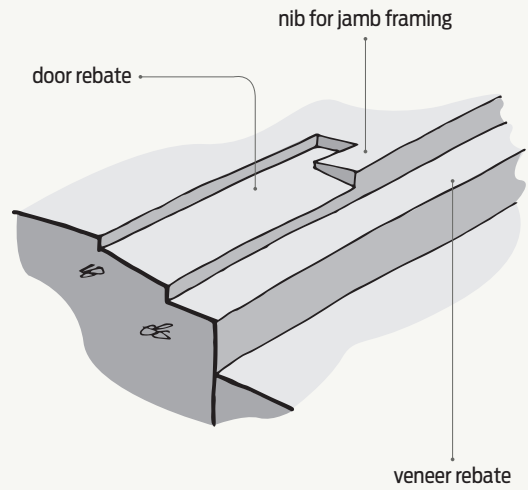


Figure 4 Detail 2 – Step 1.

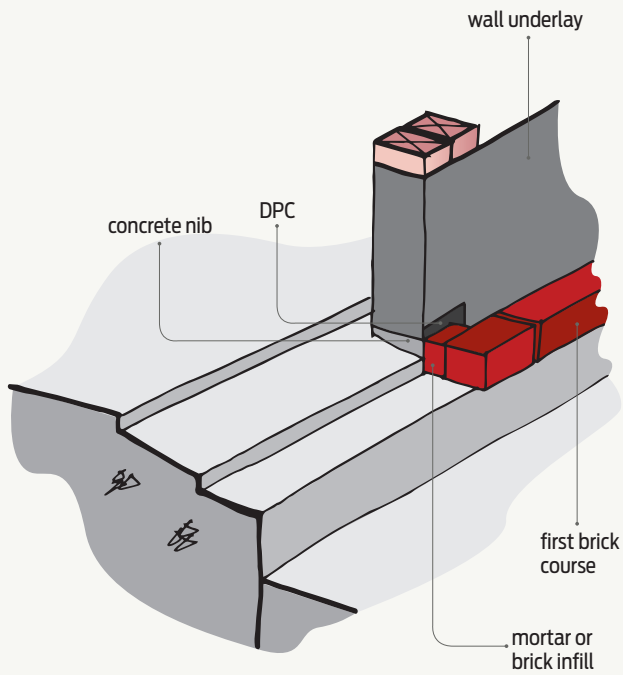


Figure 5 Detail 2 – Step 2.

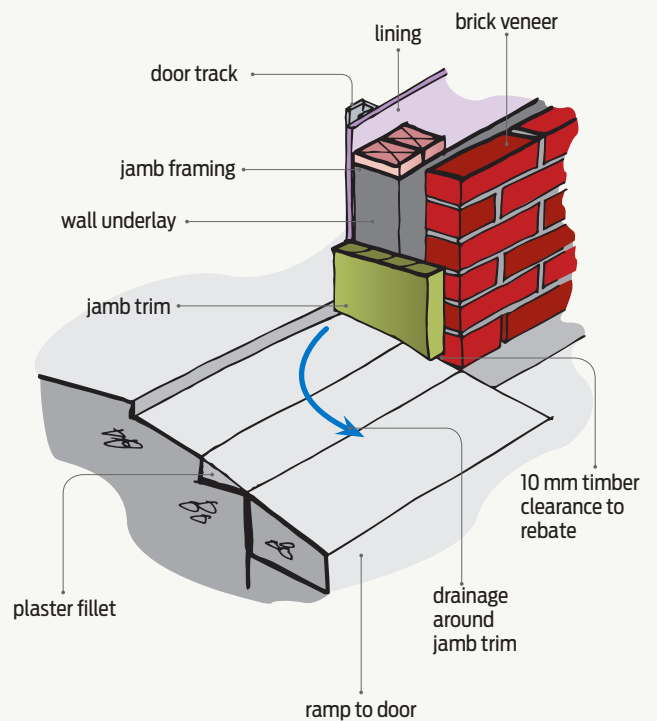


Figure 6 Detail 2 – Step 3.