



TERMICOAT®
Termite Management System and
NCC 2025 Cavity Ventilation Provisions - Your Questions
Answered...

NCC 2025 Advantage
Cavity Ventilation & Condensation

Why Termicoat® Delivers Superior Compliance
Over Physical Sheet Systems under NCC 2025

PRIMARY TAKEAWAY FOR BUILDERS & CERTIFIERS

Physical sheet systems force unavoidable trade-offs between AS 3660.1 termite rules and NCC 2025 cavity ventilation provisions. Termicoat eliminates the conflict. Builders can construct fully compliant 1,000 mm²/m ventilated cavities without extra sheet detailing or airflow restrictions, while certifiers receive a clear, low-risk sign-off path. Result: simpler construction, lower liability, complete dual compliance.

THE PROBLEM

NCC 2025 Part 10.8 requires continuous unobstructed airflow and drainage behind external cladding (min 1,000 mm²/m ventilation + 12–18 mm cavity). Physical sheet systems (Homeguard®, Kordon® etc.) must form continuous solid barriers at slab edges/ rebates and remain permanently visible — blocking the very pathways NCC 2025 now mandates. Termicoat removes the conflict entirely.

KEY TECHNICAL ADVANTAGES

1. Airflow Paths vs Solid Barriers

NCC requires clear 12–18 mm cavities + 1,000 mm²/m ventilation. Sheet barriers bridge cavities, block drainage and must stay visible. Termicoat is applied to structure only — cavities stay 100% clear.

2. Weep Holes & Airflow Penalties

Sheets need fine mesh (<1.3 mm) that restricts flow, forcing larger openings. Termicoat needs no mesh overlays — full ventilation capacity is preserved without compromise.

3. Lightweight Cladding & Battens

Sheet laps behind battens tear, pierce or crush during fixing. Termicoat has no fragile sheets. Battens fix directly over wraps; drainage slots remain fully open.

SYSTEM COMPARISON

Provision	NCC 2025 Requirement	Physical Sheet Systems	Termicoat® Solution
Minimum Cavity Air Gap	Unobstructed 12–18 mm cavity depth	Sheets bridge cavities, trap debris, restrict drainage	Zero obstruction. Applied to structure only — 100% air gap preserved
Base Ventilation Area	Min 1,000 mm ² /m total flow at top & bottom of walls	Fine mesh inserts force larger openings to compensate	Unrestricted ventilation. No mesh constraints at openings
Cavity Batten Compatibility	Continuous battens behind lightweight cladding	Lapped sheets tear/crush from batten fixings	Puncture-proof. Battens install directly — no barrier damage
Certifier Sign-Off	Must verify airflow + termite protection	High risk: hidden tears, bridging, blocked drainage	Straightforward. Clean dual compliance, low inspection risk

CONTACT YOUR LICENSED & AUTHORISED APPLICATOR OF TERMICOAT®