

MASONS UNI® PLUS FLEXIBLE AIR BARRIER

DESIGN AND INSTALLATION GUIDE



MASONS
Designed Smart, Built Tough.

V4.0 August 2026

General and product information

PURPOSE

This design and installation guide relates to Masons UNI® PLUS Flexible Air Barrier.

IMPORTANT DOCUMENTS

This guide should be read in conjunction with the relevant:

- Masons UNI® PLUS Warranty
- Masons UNI® PLUS Installation Video.

SKILLS REQUIRED

This guide is suitable for use by a competent designer and person with basic carpentry skills. Where applicable the person specifying, supervising or installing the Masons UNI® PLUS must be able to meet all RBW provisions.

FOR MORE HELP

Technical assistance is available at masonsau.com.au

While all reasonable efforts have been made to ensure the accuracy of information provided, this guide is a guide only. It may be subject to change.

FOR OUR WARRANTY

Refer to masonsau.com.au.

PRODUCT DESCRIPTION

UNI® PLUS is a nonwoven, absorbent, water-resistant, 180 GSM, synthetic wall underlay. It comprises three polypropylene layers: two outer layers of nonwoven polypropylene with a middle layer of a functional-technical film. It is supplied coloured blue with a white underside unless an alternative colour is requested.

SCOPE AND LIMITATIONS

For scope of use, limitations, conditions and statement of building code compliance, refer to masonsau.com.au.



Design

STEP 1:

CONFIRM SCOPE

Confirm the proposed use is within the scope and limitations as stated on masonsau.com.au.

STEP 2:

CONFIRM RELATED BUILDING WORK

- Masons UNI® PLUS is suitable for use with a timber or steel framed structure. For new and existing buildings confirm that the primary structure:
- complies with the National Construction Code 2025 and is designed in accordance with AS 1684 (Series) or NASH Standard (Residential and Low-rise steel framing);
- or is specifically designed to AS 1720.1 or AS/NZS 1170 (Series); or
- where existing, is suitable for the intended building work.

Masons UNI® PLUS can be used with a cladding fixed over a cavity or direct fixed. Confirm whether the design includes a cavity system or not and determine the type and orientation of the battens. Ensure cavity battens specified are timber battens. Ensure that the framing meets, as a minimum the requirements in Table 1.

UNI® PLUS should only be installed in buildings where it will be fully covered or enclosed by suitable interior linings.

The use of UNI® PLUS in an unlined structure will be excluded from the products warranty. From 1 July 2025

STEP 3:

SPECIFY FIXINGS

Specify Masons UNI® fastener fixings in accordance with Table 1. Masons UNI® Fasteners are 25 mm galvanised or stainless steel nails with a plastic washer.

STEP 4:

SPECIFY ANCILLARY PRODUCTS

Ensure all required ancillary products are specified in the completed Masons UNI® PLUS specification.

STEP 5:

QUALITY CHECK

Confirm all relevant design requirements are met. Collate the following documents and include in the building consent application:

- Masons UNI® PLUS Specification,
- Masons UNI® PLUS Warranty and
- this document.



Pre-installation

HEALTH AND SAFETY

Take all necessary steps to ensure your safety and the safety of others:

- › ensure adequate ventilation or mechanical dust extraction when cutting or drilling
- › take care when fixing the wrap in windy conditions
- › wear appropriate safety equipment, clothing and footwear
- › use all tools in accordance with relevant instruction manuals
- › plan and monitor a safe approach for working at height; select and use the right equipment
- › clear the work area of any obstruction before work starts.

HANDLING AND STORAGE

Handling

Care must be taken during loading, unloading, and transporting the materials to prevent pre-installation damage.

Unload the rolls on end under a cover, in a clean and dry area and out of direct sunlight.

Storage

Store the rolls on end under a cover, in a clean and dry area and out of direct sunlight.

TOOLS AND EQUIPMENT REQUIRED

Install Masons UNI® PLUS using standard carpentry tools and equipment. Use tools in accordance with good trade practice and supplier's instructions.



CN100 UNI Cap Nailer Gun



UNI Fasteners



40 Below Platinum Flashing tape 60mm



40 Below Platinum or Flex Flashing Tape



BrickTies



Penetration Seals



Corner Guards



PEF Rod



Installation

STEP 1:

BUILDING CONSENT DOCUMENTATION

Where applicable, access and view building consent documentation. Please note UNI PLUS is only suitable for installation into buildings with walls that will be lined with interior wall coverings.

Do not install UNI® PLUS into an unlined building.

STEP 2:

CHECK RELATED BUILDING WORK

For new and existing buildings ensure the primary structure is straight and true and within framing tolerances as described in the Guide to Standards and Tolerances and AS 1684 (Series).

Masons UNI® PLUS can be used where cladding is installed over a cavity system or direct fixed cladding.

STEP 3:

DIAGRAM 0.1

INSTALL WRAP

For assistance in installing UNI® PLUS refer to video.

Fit Wrap

Ensure all necessary equipment and ancillary components are available.

Masons UNI® PLUS must be installed with the printed side out, typically run horizontally on vertical framing. However, it is non directional and may be run in line with raking soffit lines or gables.

DIAGRAM 0.9

Fixing

Masons supply Masons UNI® Fasteners for both timber and lightweight steel framing.

Ensure battens are fixed to Table 1 (as a minimum) or to the building consent.

Where cavity battens are to be installed, fix Masons UNI® PLUS to frames at the plates and nogs/dwangs using the applicable Masons UNI® Fasteners. Do not fix to the studs. When fixing vertical or horizontal cavity battens ensure batten nails are a minimum of 100 mm away from the UNI® Fastener. Fasten battens promptly to prevent wind blow out whilst 'UNI® PLUS is tacked up' with reduced numbers of cap nails.

Where bulging has or is likely to occur secure with Masons Wrap Strap.



DIAGRAM 0.1

Fit UNI® PLUS Soffit Strip/Drop

The use of a soffit roll or drop is optional.

If required cut a suitable width from the roll of UNI PLUS and install along the top plate. Ensure that it is taut. Secure in accordance with Table 1.

Do not fasten the bottom of the soffit strip as this needs to overlap the next layer of UNI® PLUS.

Fit UNI® PLUS

Where a soffit strip/drop has been installed:

- Hold the soffit strip up to beneath the horizontal installation of the UNI® PLUS. Ensure that the soffit strip layer overlaps the lower layer by 150 mm.
- Fold the soffit layer down. Secure and tape with 40 Below Platinum or Flex.

Where a Soffit strip/drop has not been installed:

- Run UNI® PLUS along the top face, level with the top plate. Ensure that it is taut. Ensure the wrap extends a minimum of 50 mm below the bottom plate or bearer.

Ensure the wrap is taut and does not belly into the cavity or openings. Fix in accordance with the building consent or Table 1.

Run the wrap over all openings and leave openings covered until windows and doors are ready to be installed.

DIAGRAM 0.1

Where UNI® Soffit has not been installed:

Run UNI® PLUS along the top face, level with the top plate. Ensure that it is taut. Ensure the wrap extends a minimum of 50 mm below the bottom plate or bearer. Secure in accordance with Table 1.

- Ensure the wrap is level and is pulled taut so that the wrap does not belly into the cavity.
- Run the wrap over all openings and leave openings covered until windows and doors are ready to be installed



DIAGRAM 0.1

Laps

Masons UNI® PLUS must lap a minimum of 150 mm at horizontal joints and over framing wherever possible. Vertical joints must always be over framing and a minimum of 150 mm lap.

Upper wrap sheets must lap over lower wrap sheets to ensure water is shed outside the wrap.

All laps must be taped off with Masons 40 Below Flashing Tape (Flex or Platinum). Ensure adhesion by applying pressure using a plastic scraper.

If UNI® PLUS is to be used as temporary weather protection, ensure all joins have been sealed using Masons 40 Below (Flex or Platinum) Flashing Tape. The roof cladding and soffit linings must also have been installed.

DIAGRAM 0.8

Penetrations

Pipe penetrations must be sealed using Masons Penetration seals or similar, ensuring good adhesion by applying pressure with a plastic scraper.

DIAGRAM 0.7

Intersections – Apron Flashings, Interstorey Flashings, Change of pitch

Drape UNI® PLUS over the upstand of apron, change of pitch or inter storey flashings. The UNI® PLUS length should extend beyond the flashing by 100 – 150 mm at each end. Secure with UNI® Fastenings. Tape all laps with UNI® 40 Below (Flex or Platinum) Flashing Tape.

Tears

Regularly check Masons UNI® PLUS for damage, tears, holes and gaps. Any damaged areas must be repaired immediately.

Repair by covering with new wrap lapping the damaged area by at least 150 mm and tape the wrap using Masons 40 Below Platinum Flashing tape 60mm.

Small tears can be repaired by taping with Masons 40 Below Platinum Flashing tape 60mm.



STEP 5

PREPARE OPENINGS

DIAGRAM 0.2

Openings

Remove the wrap by cutting the wrap diagonally from each corner of the opening. Fold the flaps of the cut membrane inside the opening. Staples may be used to fix the wrap to the inside of the window frame. Cut excess wrap flush with the internal face of the framing.

Flashing tape must be installed to all openings. Masons 40 Below (Flex or Platinum) Flashing Tape must be used.

All exposed wall framing in the openings must be protected by the Masons UNI® PLUS, and Masons 40 Below Flashing Tape.

To ensure the best possible adhesion make sure the substrate is clean, dry, free from dust or any other contaminants.

DIAGRAM 0.3

Window & Door sills

Place Masons Corner Guard over the Masons UNI® PLUS and into the bottom corners of the window or door sill and staple to the jamb for timber framing or attach with double sided tape for steel framing.

Install Masons 40 Below (Flex or Platinum) Flashing Tape flush with the interior face of the opening along the entire length of the sill and up each jamb to a minimum of 200 mm. Press tape firmly into the corner over the guard first then slit at each corner and fold around onto the frame face. Fold remainder of the tape against the outer face of the frame and press firmly using the plastic scraper.

DIAGRAM 0.3

Window and door heads

Install lintel pieces at top corners of opening, 200 mm along the lintel and 200 mm down the jamb. Slit Masons UNI® PLUS at each corner and fold at least 50 mm onto outer face of building wrap. To create a seal at corner junctions, install butterflies at 45° across the corner of the head/jamb.



STEP 6:

DIAGRAM 0.2

INSTALL JOINERY

Install window and door joinery with head flashings and air seals.

Masons recommends Running Masons Dry Fix Plastic DPC up the side of the window jambs and under the head flashing. Where plastic DPC is installed around joinery as secondary water proofing such as for brick veneer work, fasten the DPC to the frame over the wrap using Masons UNI® Fasteners.

To seal above the head flashing, Masons recommends installing UNI® PLUS so that it drapes over the head flashing extending the length of the flashing by 100 – 150 mm at each end. Secure with UNI® Fastenings. Tape all laps with UNI® 40 Below (Flex or Platinum) Flashing Tape. This method of sealing is mandatory at wind zones very high and above.

For wind zones less than very high, the head flashing may be sealed to the UNI® PLUS 40 Below (Flex or Platinum) Flashing Tape.

STEP 7:

QUALITY CHECK

Ensure that all joins are taped, and all tears have been repaired. Ensure full adhesion around penetrations and openings.

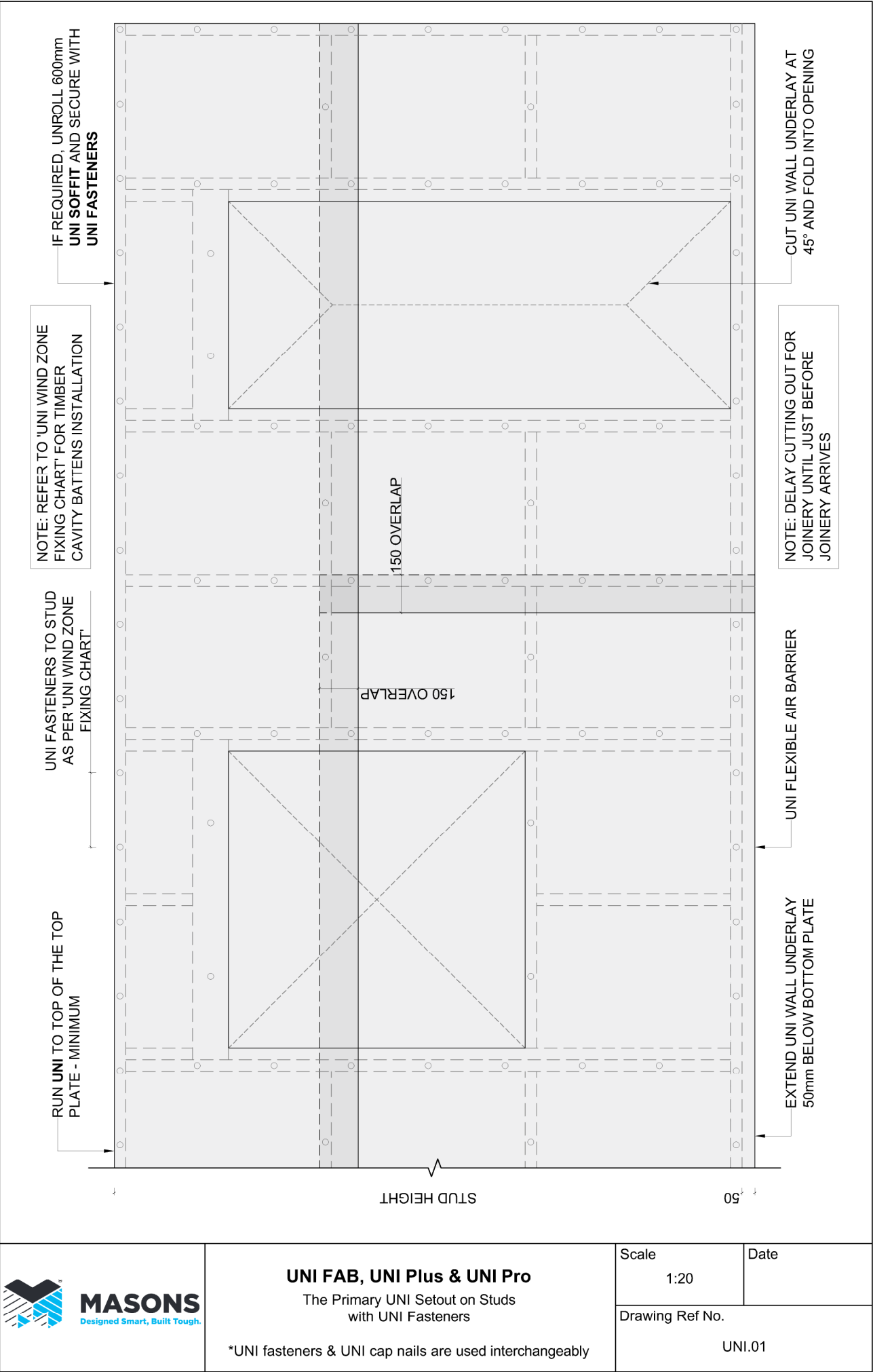
Ensure Mason's warranty is inserted into the client document package.

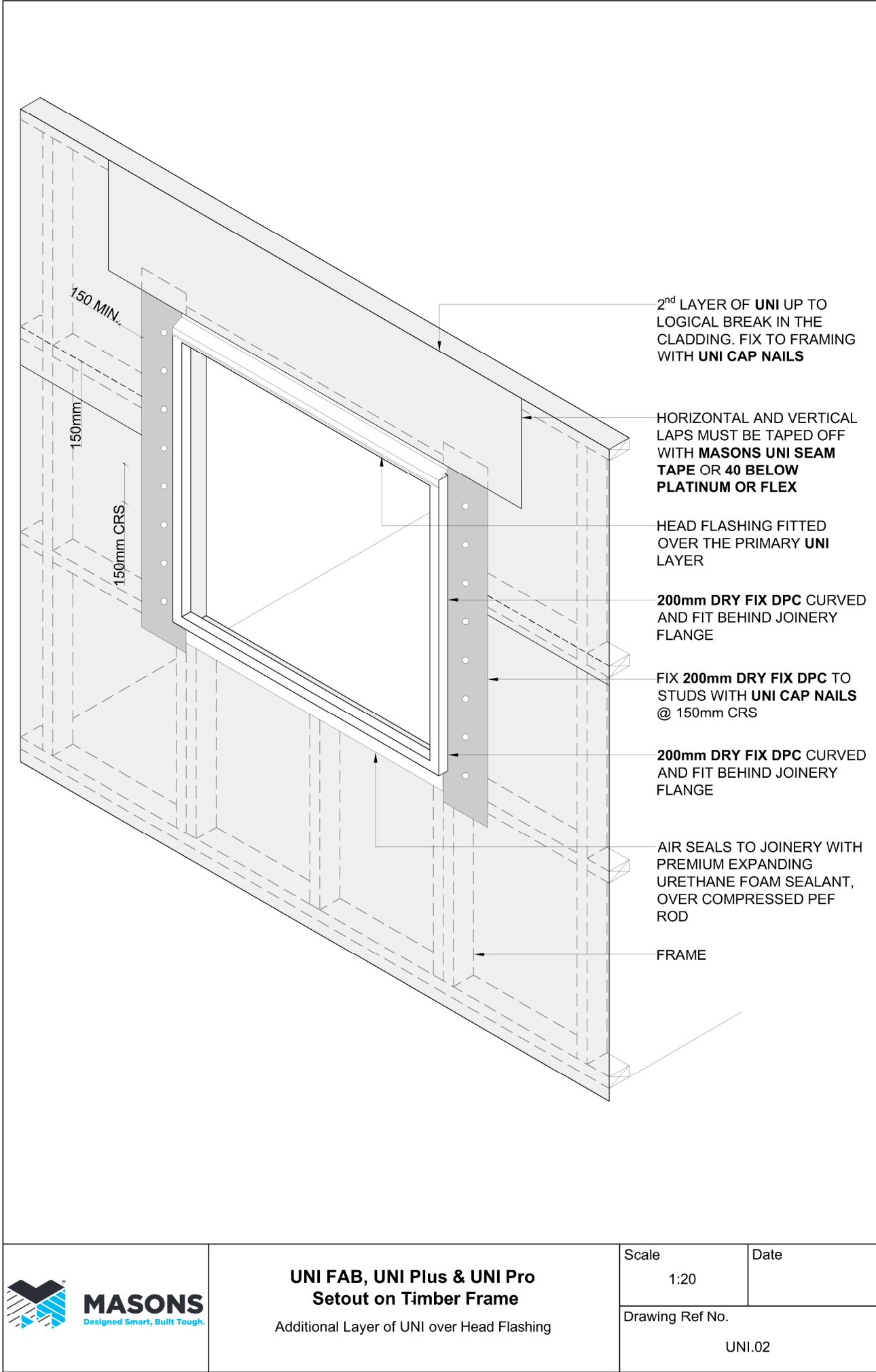


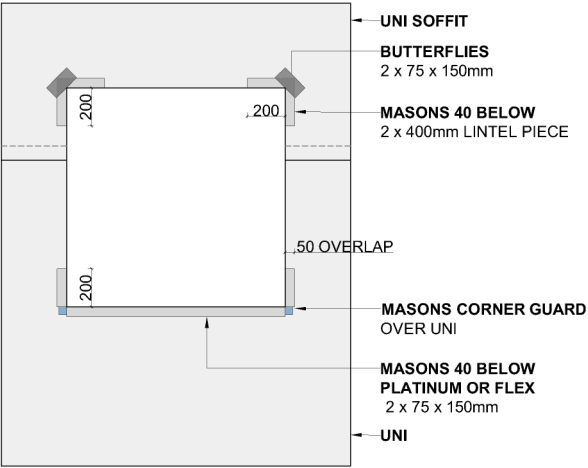
Appendix 1

TABLE 1: FIXING TABLE

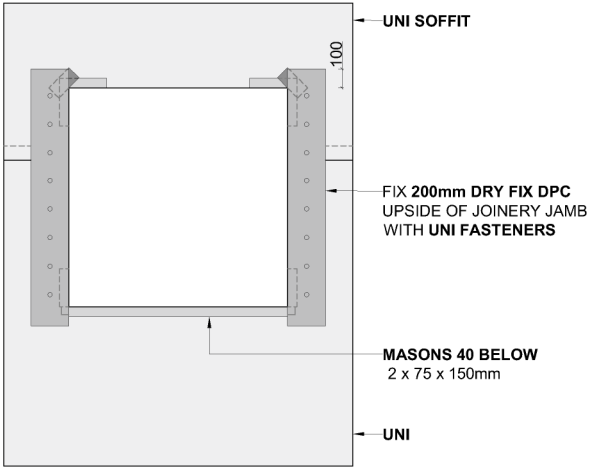
Stud centres (mm)	Fixings on studs (mm)	Minimum nogs centre (mm)	Perimeter fixing all around	Wind Zone	Fixing on nogs	Fixings
600	Nail at 450 mm centres	800	Nail at 300 mm centres	Low/ Medium	Nail at centre	25 mm nails with plastic washer
450	Nail at 500 mm centres	800	Nail at 300 mm centres	Low/ Medium	Nail at centre	25 mm nails with plastic washer
400	Nail at 450 mm centres	800	Nail at 300 mm centres	Low/ Medium	Nail at centre	25 mm nails with plastic washer
600	Nail at 300 mm centres	800	Nail at 300 mm centres	High	Nail at centre	25 mm nails with plastic washer
450	Nail at 350 mm centres	800	Nail at 300 mm centres	High	Nail at centre	25 mm nails with plastic washer
400	Nail at 300 mm centres	800	Nail at 300 mm centres	High	Nail at centre	25 mm nails with plastic washer
400	Nail at 250 mm centres	800	Nail at 300 mm centres	Low/ Medium/ High/ Very High	Nail at centre	25 mm nails with plastic washer
300	Nail at 300 mm centres	800	Nail at 300 mm centres	Low/ Medium/ High/ Very High/ Extra High	Nail at centre	25 mm nails with plastic washer
300	Nail at 250 mm centres	800	Nail at 300 mm centres	Low/ Medium/ High/ Very High/ Extra High	Nail at centre	25 mm nails with plastic washer
300, 400, 450, 600	Battens with nails at 400 mm centres	800	Batten with nails at 300 mm centres	Low/ Medium/ High/ Very High/ Extra High	Battens with nails at 400 mm centres (2 nails min)	Batten – 20 x 45 SG8 Nails – 60 2.8 ring shank galvanised



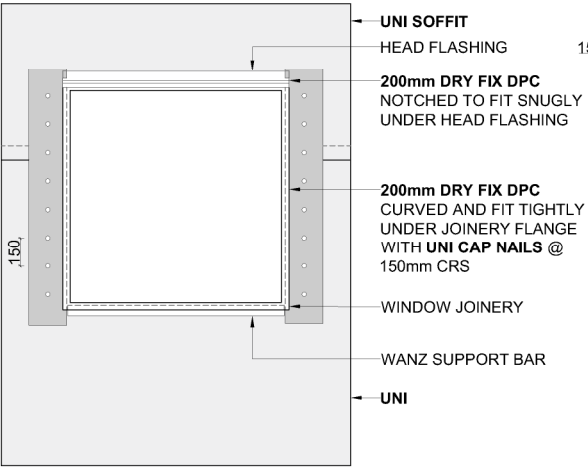




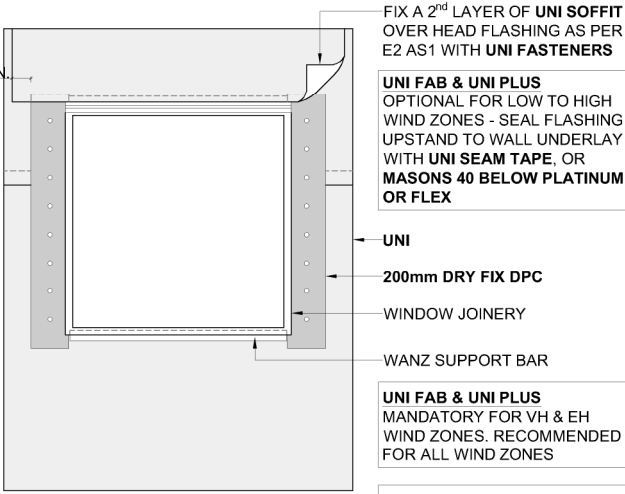
STEP ONE



STEP TWO

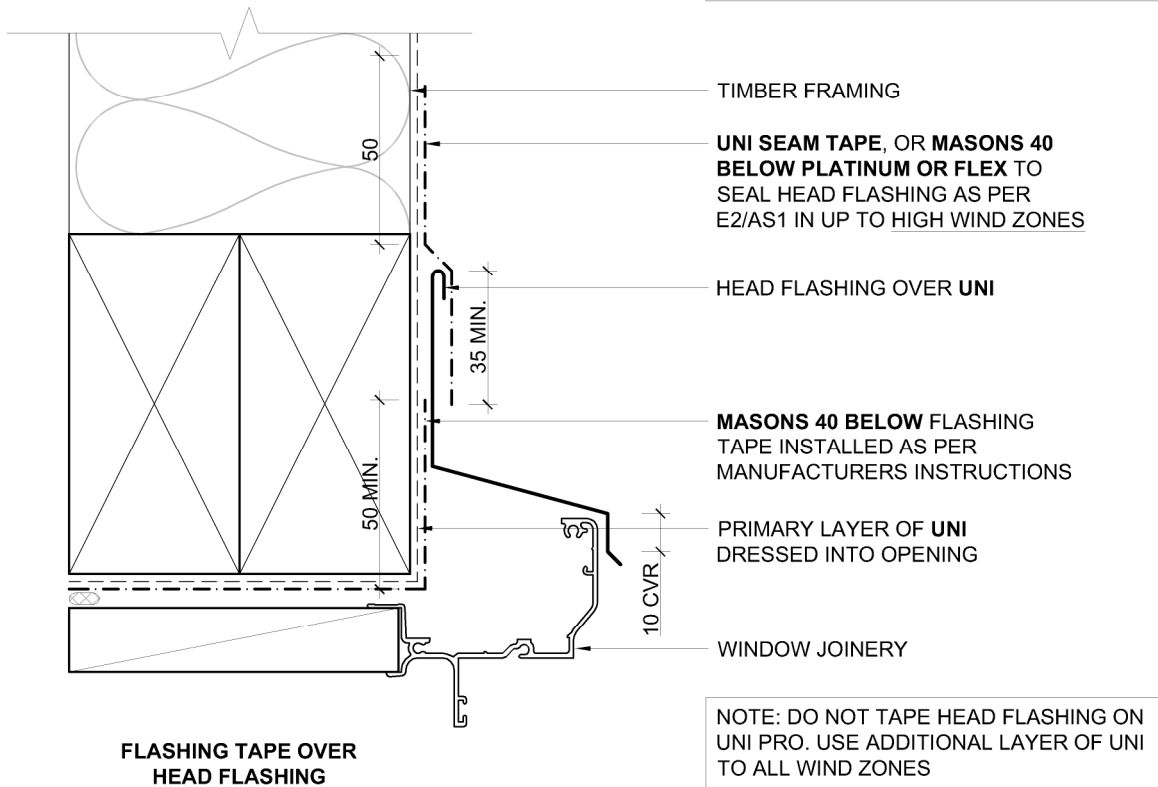
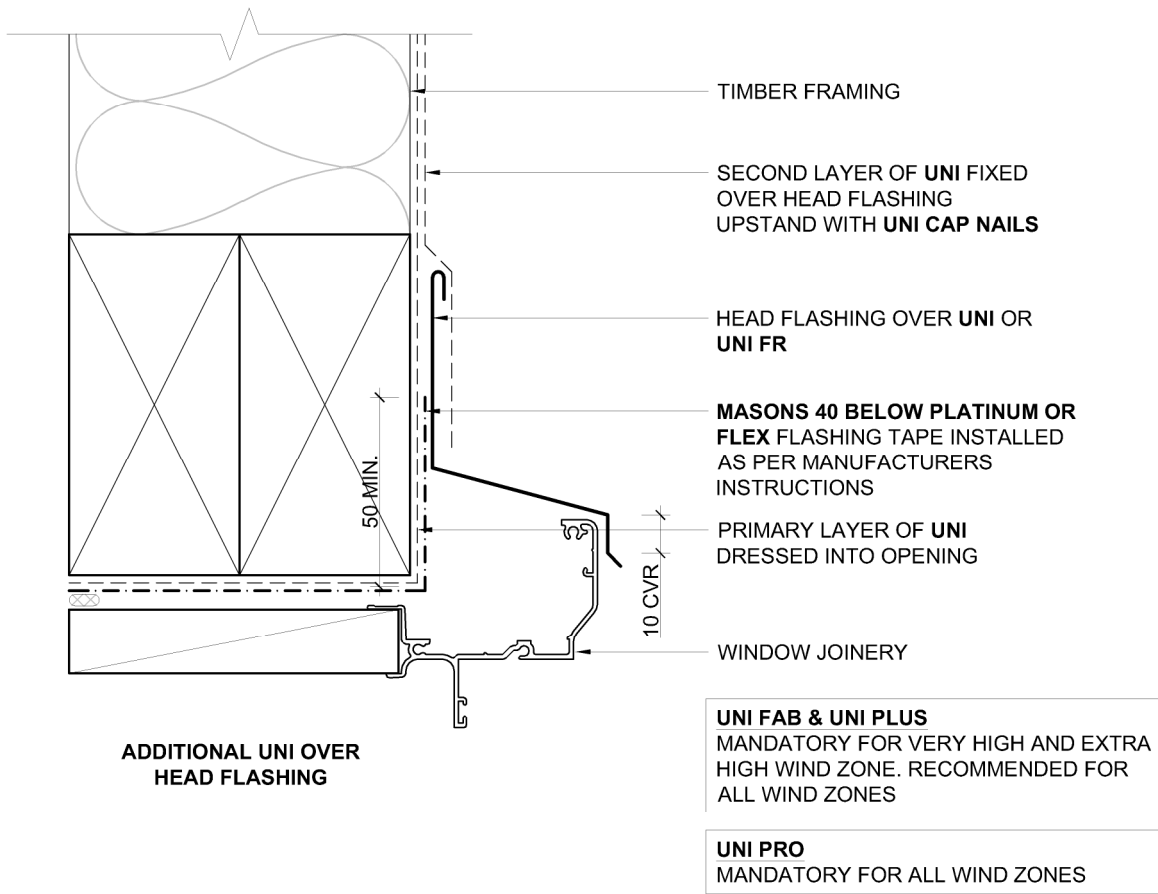


STEP THREE

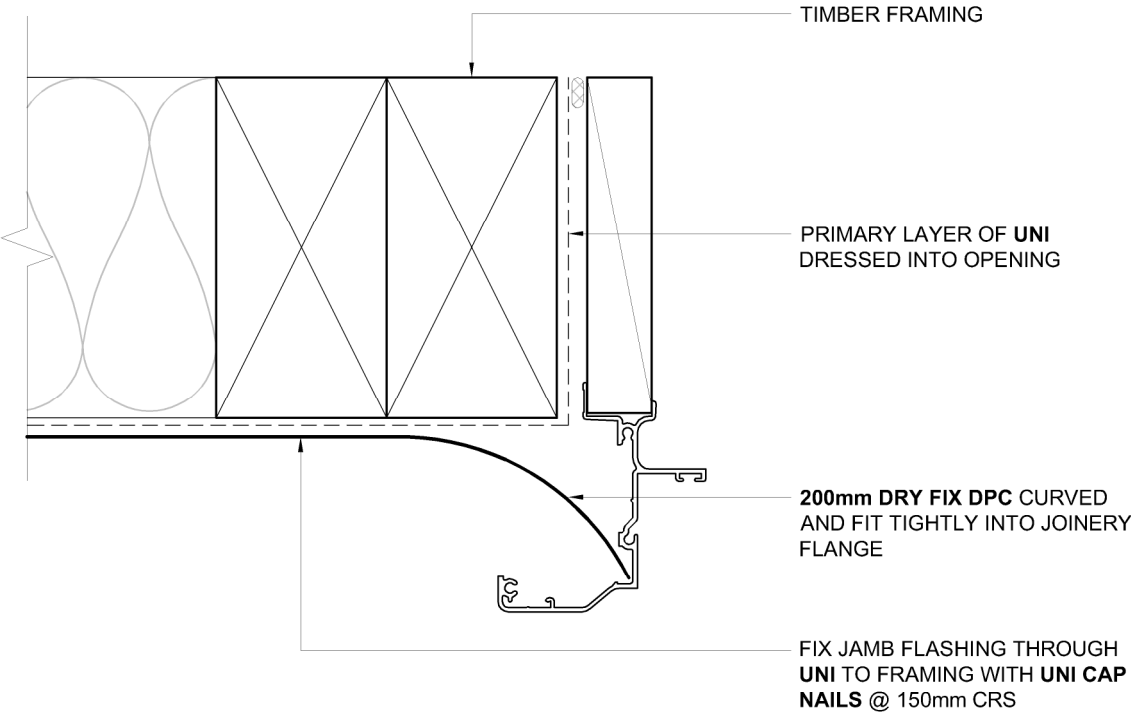


STEP FOUR

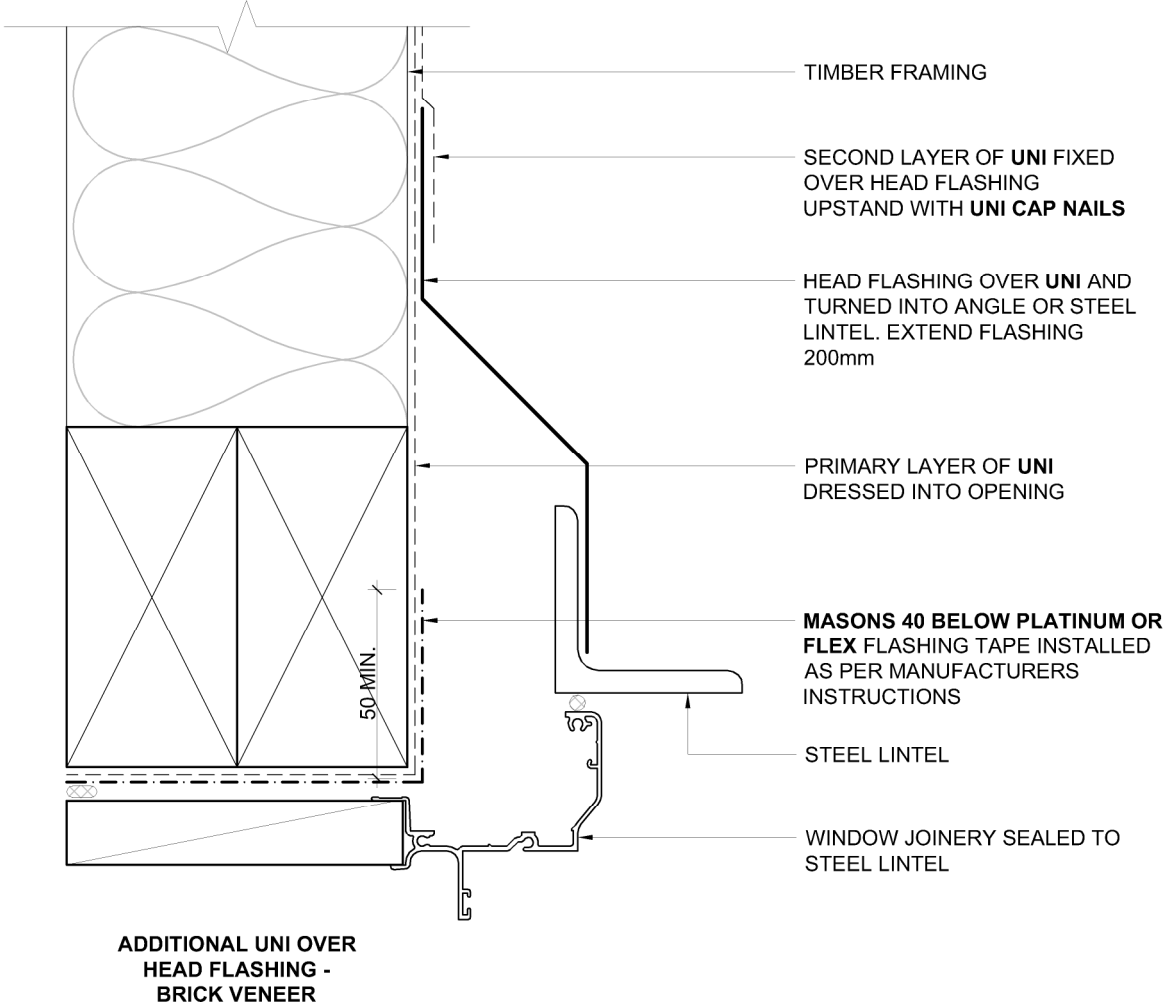
 MASONS Designed Smart, Built Tough.	Window Installation UNI FAB, UNI Plus & UNI Pro	Scale	Date
		1:40	
		Drawing Ref No. UNI.03	



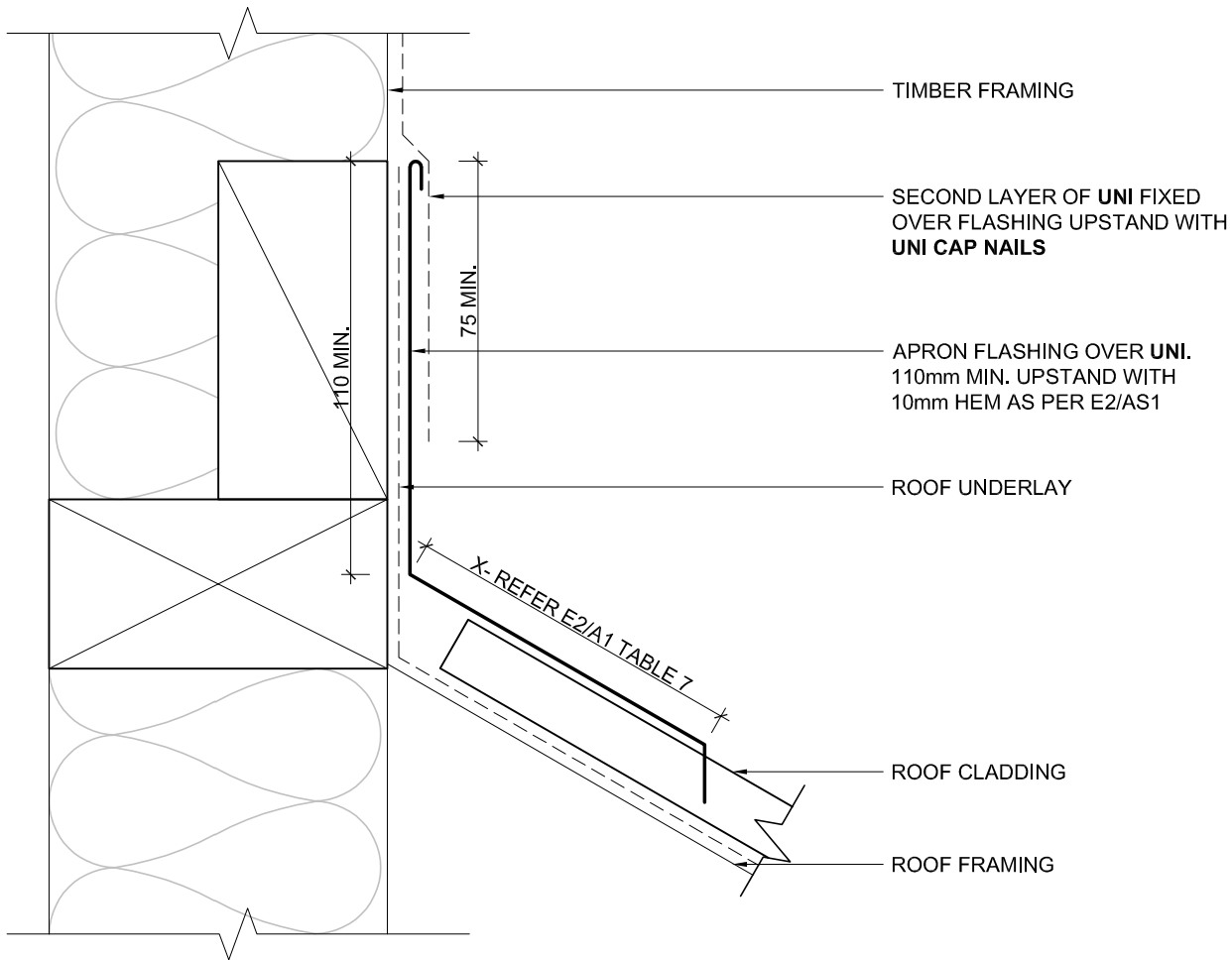
 MASONS Designed Smart, Built Tough.	Window Head Head Flashing to UNI FAB, UNI Plus & UNI Pro	Scale 1:2	Date
		Drawing Ref No.	
		UNI.04	



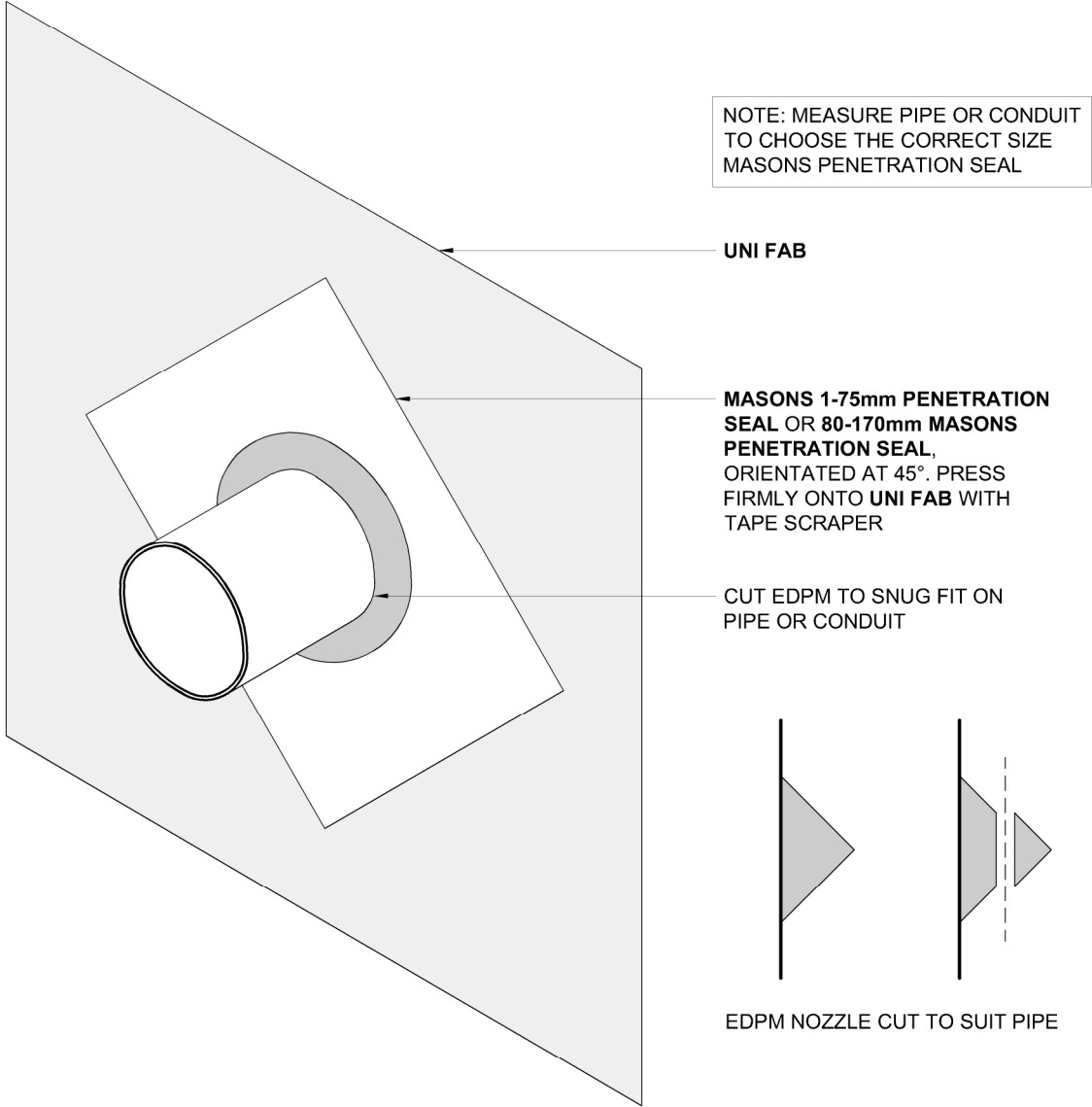
 MASONS Designed Smart, Built Tough.	Typical Jamb with 200mm Plastic DPC UNI FAB, UNI Plus & UNI Pro	Scale 1:2	Date
		Drawing Ref No. UNI.05	



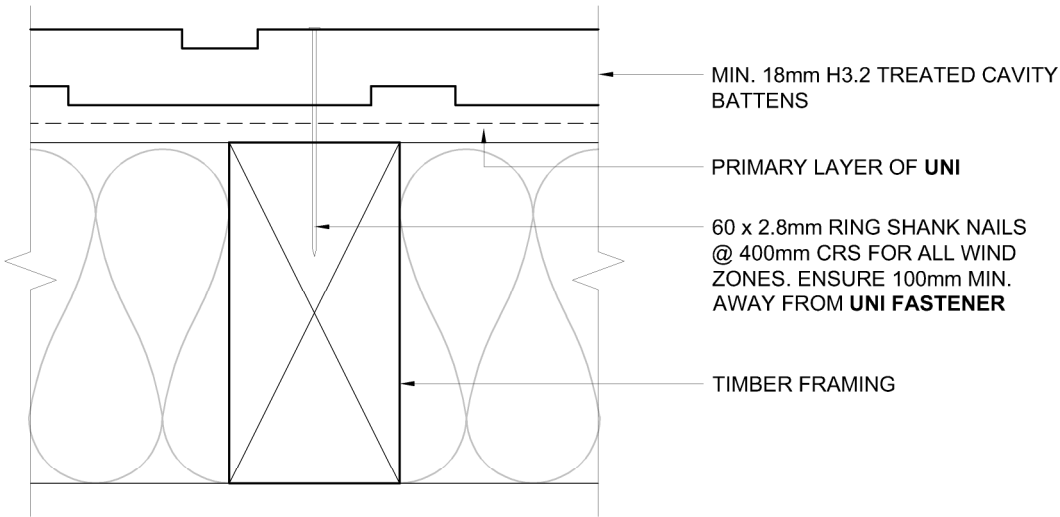
 MASONS Designed Smart, Built Tough.	Brick Lintel Veneer Window Head UNI FAB, UNI Plus & UNI Pro	Scale	Date
		1:2	
		Drawing Ref No. UNI.06	



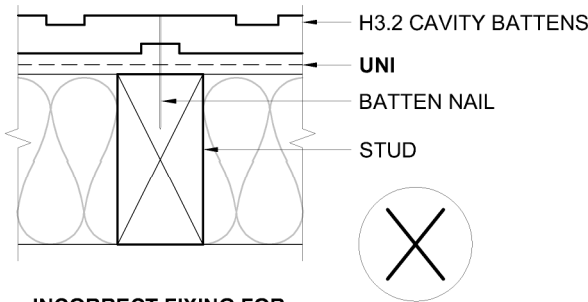
 MASONS Designed Smart, Built Tough	Apron Flashing Installation UNI FAB, UNI Plus & UNI Pro	Scale 1:2	Date
		Drawing Ref No. UNI.07	



 MASONS Designed Smart, Built Tough.	Penetration Seals UNI FAB, UNI Plus & UNI Pro	Scale 1:2	Date
		Drawing Ref No. UNI.08	

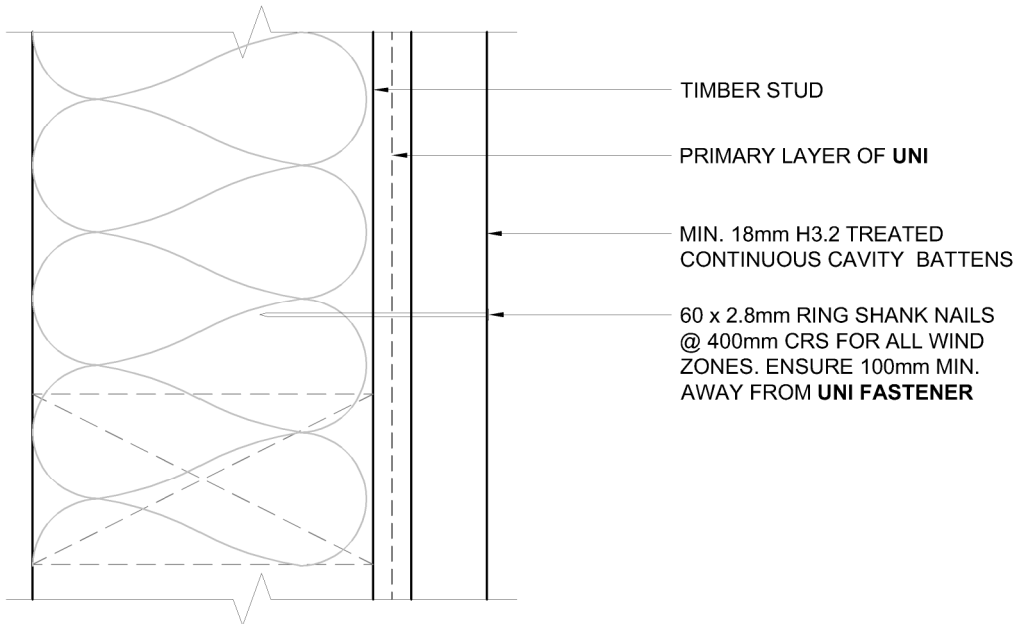


HORIZONTAL CAVITY BATTEN



INCORRECT FIXING FOR VENTILATED BATTENS

- NOTE:
- BATTEN FIXINGS REFER TO 'UNI WIND ZONE FIXING CHART'
 - USE APPROPRIATE FIXING FOR CORROSION ZONE
 - DO NOT FIX AT BATTEN NOTCHES
 - MASONS WRAP STRAP IS RECOMMENDED BEFORE INSTALLING BATTENS TO PREVENT BUILDING WRAP FROM BULGING



VERTICAL CAVITY BATTEN

 MASONS Designed Smart, Built Tough.	CAVITY BATTEN FIXING UNI FAB, UNI Plus & UNI Pro	Scale 1:2	Date
		Drawing Ref No.	
		UNI.09	