



TECHNICAL MANUAL

VERSION 10

2.

Basements

Contents

- Functional Requirements
- 2.1 General Requirements
- 2.2 Waterproofing Systems

ADDITIONAL FUNCTIONAL REQUIREMENTS

Basement definition

A basement is defined as a storey or storeys of a building that is constructed partially or entirely below ground. This includes: basement walls, floors and below ground roofs including podium decks .

Workmanship

1. Evidence of certification is required for any work completed by an approved installer.

Materials

No additional requirements.

Design

1. Foundation type and depth must be suitable to resist any movement including that due to the influence of nearby trees.
2. Basements shall be appropriately designed to ensure that they adequately provide a suitable barrier against contaminants, ground gases and ground water.
3. Design details of the basement waterproofing techniques must be provided prior to commencement onsite.
4. All basements must be designed and constructed to meet the requirements of BS 8102: 2009 and achieve a Grade 3 standard except where defined in the supporting technical guidance.
5. The basement waterproofing design should be completed by a suitably qualified Waterproofing Specialist and have appropriate professional indemnity cover which covers their business activities, They must also have an understanding of hydrogeology and soil mechanics and hold a relevant professional qualification i.e. Certificated Surveyor in Structural Waterproofing (CSSW) The structural design must be coordinated with the waterproofing specialist to provide a site specific design
6. The CSSW qualified designer should provide a design philosophy which clearly sets out the desired grade of the environment to be achieved. The design philosophy should clearly set out how the specified design will provide the required environmental grade based on the specific hydrology and ground conditions of the site.

2. Basements

2.1 General Requirements

Definition

For the purposes of this guidance, a basement is defined as a storey or storeys of a building that is constructed partially or entirely below ground.

Foundations

All basement foundation structures should be supported by design and structural calculations from a structurally qualified consultant.

Walls below ground

Bricks and blocks below ground

- All basement structures should be supported by design and structural calculations from a structurally qualified consultant.
- The selected bricks should be appropriately durable against saturation in accordance with EN 771-1 and PD 6697.
- Mortars below DPC are exposed to higher saturation and therefore require a higher durability.

For further details on brick, blockwork and mortar classifications for below DPC, please refer to 'Appendix C - Materials, Products, and Building Systems' for suitable brick and blockwork classifications.

If there are sulphates in the ground and/or there is ground water present, confirmation by the manufacturer that the brick or block is suitable for use below ground should be provided.

General Requirements

This section provides guidance on the requirements associated with the design and construction of basements and other below ground structures. Principally, this concerns the process by which the risk of ground water penetration is appraised and addressed so that problems associated with penetration do not occur while consideration is also given to economic construction.

This process and rationale is primarily detailed within BS 8102 (2009) Code of Practice for protection of below ground structures against water from the ground (and other associated design guides). However, further practical guidance on this and compliance with Warranty requirements is included herein.

Limitations of guidance

- This document is not intended as a standalone design guide and does not include full details of what must be considered to comply with BS 8102. Please see the 'Bibliography' at the end of BS 8102:2009 for details of other associated design guides.
- It must also be noted that structural waterproofing design and geotechnical investigations are specialist fields, and while general guidance is provided, advice must be sought from suitably experienced parties. An appropriate structural design must be undertaken by a Chartered Structural Engineer.

General principle of waterproofing design

The approach detailed within BS 8102 involves assessment of a given site to determine the characteristics that influence risk. With the benefit of knowledge gained through this investigation and assessment, suitable designs for dealing with ground water, gases and contaminants can then be devised and constructed.

Design responsibility

- Production of a suitable design is one of the most important aspects of achieving a successful outcome, where the required standard of environment is created within the basement space and maintained in the long term.
- A common assumption in waterproofing is that workmanship is the most 'critical factor' and whilst this is undeniably important, the highest standards of workmanship will not make-up for inadequate design; hence the correct design is the first step in achieving the desired outcome.

- BS 8102 includes a section on the 'design team', which states that the advice of a Geotechnical Specialist be sought for assessment of the geology and hydrogeology, and that a Waterproofing Specialist be included as part of the design team from the earliest stages. This is so that an integrated and practical waterproofing solution is created.
- The Waterproofing Specialist must take responsibility for the design liability of the waterproofing and have appropriate professional indemnity cover which covers their business activities. They must also have an understanding of hydrogeology and soil mechanics and hold a relevant professional qualification i.e. Certificated Surveyor in Structural Waterproofing (CSSW) or similar.
- Designers must have ongoing involvement during the build, maintaining good communication with site management and providing supervision and guidance wherever necessary.

Note: The need for a dedicated Waterproofing Specialist within the design team is intended to reduce the incidence of issues where systems are designed without following the advice and considerations detailed within BS 8102 and associated design guides.

Such scenarios may occur where Project Designers take on the role of Waterproofing Designer without sufficient reference to the stated guides, commonly relying on standard design details and without considering all appropriate factors. Please refer to BS 8102 for a list of requirements that a designer must meet in order to fulfil the Waterproofing Designer role which includes carrying professional indemnity insurance cover appropriate to the project.

Where relying on the use of waterproofing product manufacturer 'standard details', they typically disclaim design responsibility, so it is incumbent on the Waterproofing Design Specialist to ensure that such details are correct and appropriate for the site and structure or offer suitable variation.

The early involvement of a Waterproofing Designer is an important consideration because the waterproofing design typically has an influence on elements of the structural and/or architectural design. Early involvement allows the waterproofing to be duly considered in association with these other aspects and prevents situations where design fees are increased as a result of necessary redesign, or where waterproofing is compromised by working within the constraints of an ill-considered structure relative to achieving the required standard of environment.

Site and risk assessment

The degree of water present within the ground and the propensity for water-logging to occur over the lifetime of a structure is a principal driver in assessing risk and the degree of waterproofing required. Simplistically, if a basement is constructed into a permanent high water table then the degree of protection will necessarily be greater than a similar structure constructed into a generally dry site.

- An assessment of a site must be based on the results of the site investigation and other site-specific factors.
- Seasonal variations in the water table must be accounted for unless long-term monitoring is undertaken.
- Where standing water levels are not noted during a pre-start site investigation, the drainage characteristics of the ground must receive particular attention.
- Soils with low permeability represent a risk of water-logging or encouraging a 'perched water table', where water stands temporarily or permanently within the ground against a structure, and arguably this affects more properties with basements versus the true water table level.

Other factors such as topography and orientation, may have an impact on the propensity for pressure to come to bear and should also receive consideration. Further guidance on the drainage characteristics associated with different types of ground is included within the Basement Information Centre publication Basements: Waterproofing - General Guidance to BS 8102: 2009.

Ground gases and contaminants must also be considered within the risk assessment.

Note:

- While the site investigation forms part of what guides the waterproofing design, an equally important consideration is the intended use of the space and implicit consequences in the event that water penetration occurs. For example, in properties where the consequences of water penetration would be severe, such as in habitable space, suitably low-risk methods must be provided.
- Whilst in theory it could be assumed that based upon a site investigation, the risk of water pressure ever occurring is low. BS 8102 advises that consideration is given to the effects of climate change and burst water mains and sewers, as well as stating that it should be assumed that there is risk of water-logging "even where site examination indicated dry conditions".

In summary:

- The site investigation guides the design, but it should never be assumed that some degree of water pressure will not occur.
- If no site investigation has been undertaken or there is reasonable doubt as to ground water conditions, hydrostatic water pressure to the full height of the below ground structure must be assumed at some point in the life of the structure.
- The Warranty Surveyor may request a copy of the Site Investigation Report, Designer's and associated design rationale.

Water-resisting design

The principle of this is to consider and design for the pressures that the structure and waterproofing must resist based upon the site investigation and risk assessment detailed above. However, it also concerns the means by which the degree of water in the ground can be influenced by design.

Structural resistance

The ability of the structure to provide resistance to the penetration of water has a bearing upon all forms of waterproofing. Retaining walls in plain or reinforced masonry provide comparatively little resistance to the penetration of water under pressure because of the crack pattern associated with the degree of joints (mortar beds) present.

The degree of water excluded by concrete elements (walls and slab) is influenced by the nature of the design and construction. While concrete itself is relatively impermeable, the degree to which water is excluded will be greatly influenced by crack sizes and the detailing of construction joints and service penetrations.

Defects and remedial measures

Within BS 8102, designers are advised to consider the probability that systems may not be installed perfectly and that defects may occur as a result of this, or defects may be present in the supplied materials.

Designing on the assumption that a system will not be totally perfect or free of defects necessitates that consideration is given to the feasibility of repairing those defects, or ensuring that they are of no consequence i.e. where systems are not accessible for repair. Different structures, waterproofing systems and sites have a bearing upon this consideration. For Warranty purposes a Grade 3 environment basement must be designed so that the consideration of reparability is essential.

Strategies for repair of a Grade 1 or 2 environment basement must be considered as part of the design process. Further commentary is provided within each of the specific system type sections.

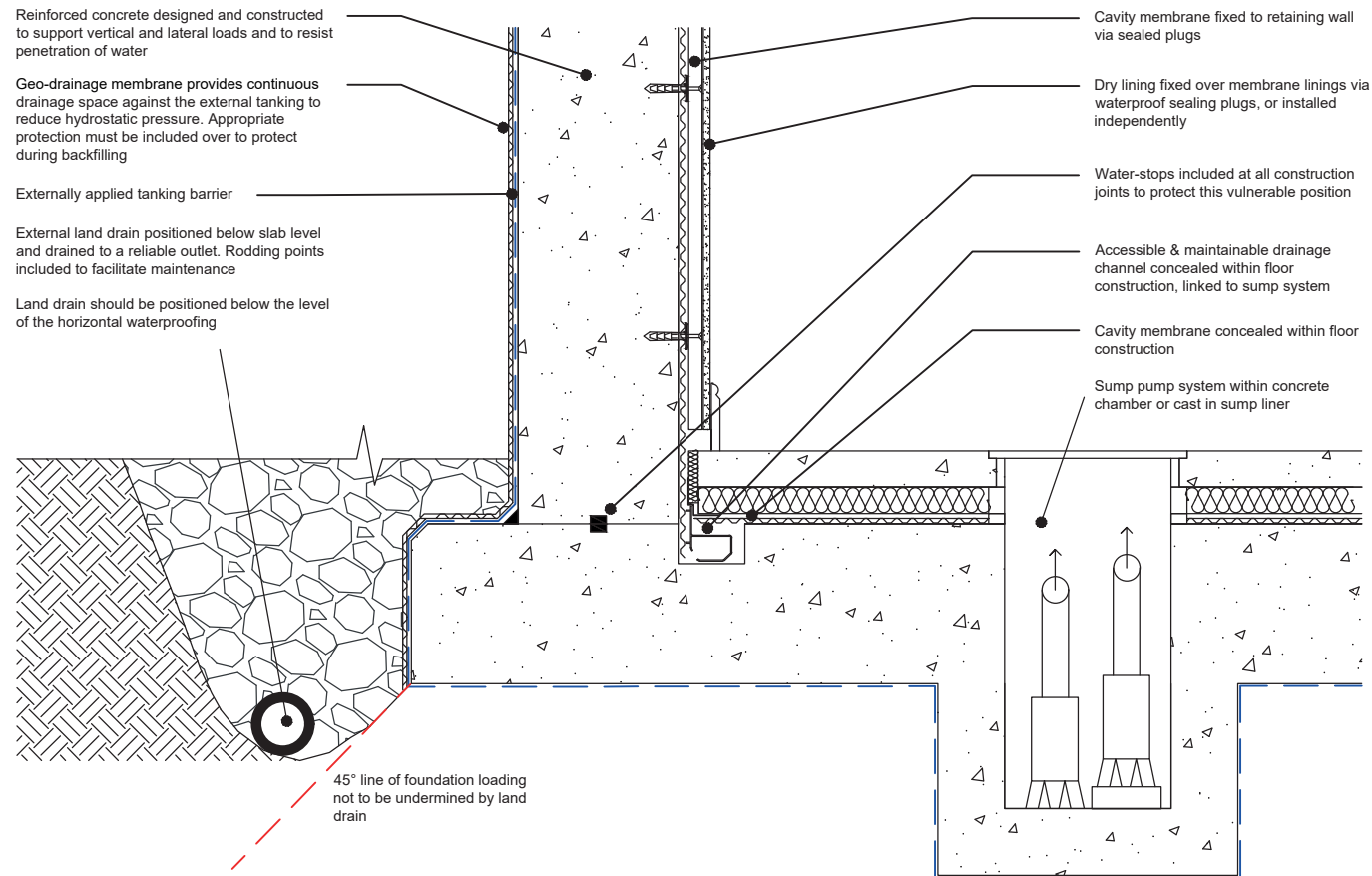
The detail of an appropriate repair strategy may be requested by the Warranty Surveyor in relation to a given waterproofing design.

Forms of waterproofing

BS 8102 defines three forms of waterproofing protection, Type A barrier protection (commonly referred to as 'tanking'), Type B structurally integral protection and Type C drained protection.

These drawing sheets discuss type A, B, and C protection.

Example of combined waterproofing A, B, and C



Intended use and required standard of environment

Usage dictates the required 'grade' of environment, i.e. how 'dry' a given basement space must be in order to be suitable for a given usage.

The designer must therefore consider how this will be achieved in a particular site and structure. BS 8102: 2009 Table 2 provides three definitions of environmental grades (Grades 1, 2 and 3) as shown in the table below:

Grade	Example of use of structure	Performance level
1	Car parking, plant-rooms (excluding electrical equipment), workshops.	Some seepage and damp areas tolerable, dependent on intended use.
2	Plant rooms and workshops requiring a drier environment (than Grade 1), storage areas.	No water penetration acceptable. Damp areas tolerable; ventilation might be required.
3	Ventilated residential and commercial areas including offices, restaurants, leisure centres.	No water penetration acceptable. Ventilation, dehumidification or air conditioning necessary, appropriate to the intended use.

Grades of waterproofing protection

- For Warranty purposes we require all basements to be designed and constructed to a minimum of Grade 2, with Grade 3 being necessary for occupied space. An exception to this is a basement used solely for underground car parking, where a Grade 1 could be accepted. See 'Underground car parking' below for specific guidance.
- Habitable space is Grade 3 where water penetration is unacceptable. Appropriately designed environmental controls such as vapour barriers, insulation, heating, ventilation and dehumidification must be included to control vapour, introduced via occupation sufficiently thereby preventing problems of condensation.
- An example usage for Grade 2 includes store rooms and again, water penetration is not acceptable however, heating and ventilation is not necessarily required, albeit that some degree of ventilation is recommended even in basic storage space, which may otherwise suffer condensation-related dampness.

Underground car parking

In the case of underground car parking with associated underground refuse stores and cycle stores; some seepage, dampness or condensation as well as standing water (from vehicles) is to be expected.

For this type of use, a design by water proofing design specialist to a BS 8102 Grade 1 standard could be accepted. For plant rooms (that do not house items of plant that directly service the building), lifts/escalators, access stairs and lobbies that are associated within an underground car park, a Grade 2 standard is the minimum grade to be expected. A Grade 2 standard is the minimum grade to be expected for plant rooms (that do not house items of plant that directly service the building), lifts/escalators, access stairs and lobbies that are associated within an underground car park.

The degree of seepage or dampness (water tightness) that can be tolerated for this particular end use needs to be established and agreed with all interested parties, including the Warranty Surveyor at the design stage. To assist with quantifying an acceptable level of moisture ingress, the following definitions of water tightness are provided.

- Damp patch:** When touched, a damp patch may leave a slight film of moisture on the hand, but no droplets of water or greater degrees of wetness are left on the hand. On a concrete surface a damp patch is discernible from a darkening of the colour of the concrete.
- Beading of water:** Beading of water is the state in which individual droplets of water (held by surface tension effects) form on the surface of the wall and adhere to the wall. The water beads do not coalesce and do not flow.
- Weeping of water (seepage):** Weeping of water is the state in which droplets of water form on the surface of the wall and coalesce with other droplets. The coalesced water does not remain stationary on the wall surface, but instead flows down the wall.

These are taken from the publication 'Specification for piling and embedded retaining walls'.

Section 2.2.3 of CIRIA Report 139 provides guidance on quantifying the required internal environment and places limits on Grade 1 basements:

It identifies:

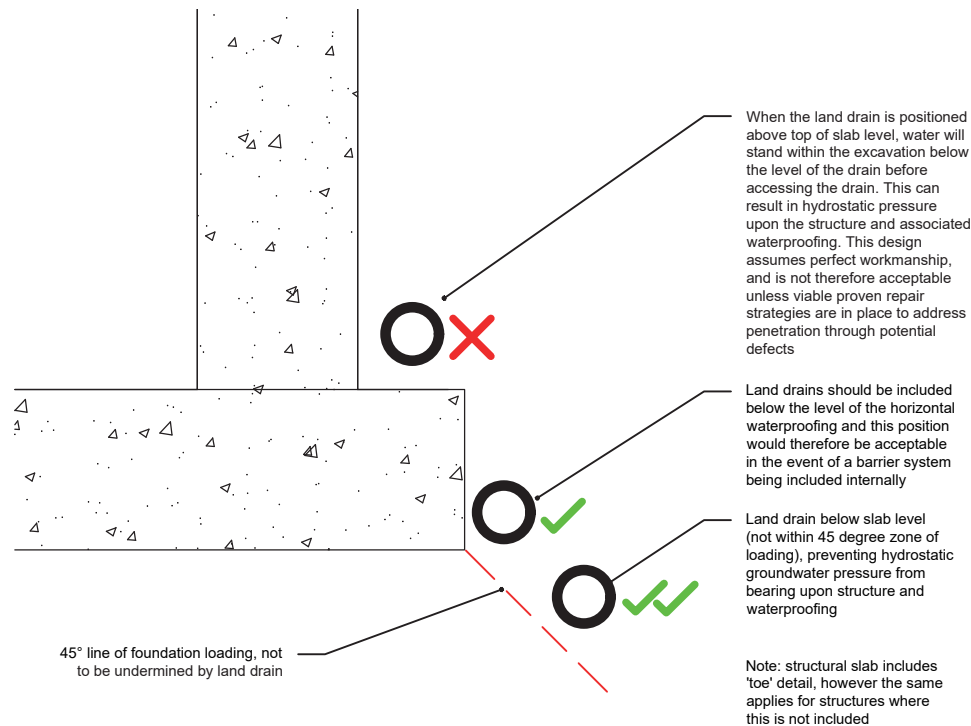
- The functioning of mechanical plant and electrical switchgear is normally unaffected by seepage through walls and floors, provided the water does not impinge directly onto the equipment. However, a wet floor can be hazard to maintenance staff as well as increase the rate of corrosion of steel casings and frames in contact with it. Generally, a raised working area may be desirable and all equipment should be mounted on plinths.
- Atmospheric moisture is unlikely to affect mechanical plant unless it is continually at such a level as to cause an unreasonable fast rate of corrosion. One exception is that air compressors need to be fitted with air-driers if they are to operate in constantly damp conditions. Ferrous pipes, conduits, wall brackets and their fixings etc. will corrode if unprotected.
- Damp air may cause electrical installations to malfunction. Permanently damp conditions may encourage biological degradation of plastic insulation. Ventilation of the plant space is therefore important.
- Water ingress to underground car parks must similarly be controlled. Cars are likely to introduce significant amounts of water on wet days, which should be drained away. There is also the danger of corrosion and discolouration of paintwork on the cars due to seepage through the ceiling slab (podium deck).

Summary of environmental parameters:

- Relative humidity (RH):** Items stored in such basements should not normally be unduly affected by high relative humidity. Ventilation provision draws air directly from the atmosphere and conditions equivalent to prevailing atmosphere, RH greater than 65% (normally UK external range), are therefore acceptable.
- Temperature:** Grade 1 basement would not normally be heated.
- Dampness:** The requirements for dampness will depend on whether the basement is to be decorated in any way and the sensitivity of any electrical equipment to be installed (i.e. light fittings, switches, cable runs/conduits etc.). If the basement is not to be decorated, visible damp patches may be tolerated. A higher waterproofing specification may be required if the walls are to be painted etc. It is normally expected that the construction materials will not be wetter than 85% RH.
- Wetness:** Minor seepage would be acceptable through the walls and joints if the basement is not to be decorated.
- The need for drainage within the basement, i.e. channels along perimeter walls and across car parking areas, should also be determined, together with requirements for ventilation.
- Where necessary, consideration should also be given to whether additional protection measures are required to plant and equipment, electrical switchgear, support brackets etc.

Once the most appropriate level of water tightness has been determined, the Waterproofing Specialist should factor this into his design and specify a suitable waterproofing system that will achieve the required level of performance. Full design details and justification of the proposed method of waterproofing must be submitted and approved by the Warranty Surveyor prior to work commencing on site.

Land drain positioning and external drainage



Exclusion of surface water

Surfaces external of the basement structure at ground level can act to limit or attenuate penetration into vulnerable positions, i.e. the more permeable excavated and backfilled ground directly around the basement structure. The inclusion of surface and cut-off drains which remove standing water away from the vulnerable areas are also of benefit.

Sub-surface drainage

The use of land drainage can act to remove water from around the structure, thus alleviating pressure and should be considered in all cases to reduce the risk of water ingress where practical.

However, the use of land drainage might not be viable on all sites, examples being:

- Where there is no available location to discharge collected ground water.
- Where high water tables and permeable ground conditions make it impractical to sufficiently remove the quantities of water present.
- Restrictions on the site curtilage due adjacent buildings close to or on the site boundary.
- Draw down, i.e. affecting the stability of other structures by the introduction of a land drain.

Depending on the required 'environment', if land drainage is not feasible, a combination of at least two systems in order to mitigate the risk of water ingress will need to be adopted. The Waterproofing Specialist will be required to provide a solution specific to the site conditions.

Notwithstanding such conditions, the provision of effective land drains is often an economic means of greatly reducing risk and must be included where viable.

The following considerations apply:

- Perforated land drains must be surrounded in clean graded stone and wrapped in a suitable geo-textile filter fabric to reduce the risk of clogging. This is particularly important in fine granular and clay soils where land drains are susceptible to clogging.
- Rodding points must be included (ideally at changes in direction) to facilitate maintenance, which will allow the system to function in the long term (this particularly applies to land drains where there is no viable access for repair). This maintenance should be undertaken at suitable intervals (annually as a minimum), with the detail of this being written into the documentation passed to homeowners.
- Land drains must be positioned at a low enough position to prevent pressure from bearing upon the structure and waterproofing.
- The use of geo-drainage membranes applied to the external face of a retaining wall can provide a continuous drainage space external of the structure, which assists in encouraging water to drain down to the level of the land drains without pressuring the structure.
- Land drains must link to a reliable point of discharge. Where sump pump systems are employed, the implications of power cuts should be considered in that land drains may in such scenarios not function as intended. The effectiveness of battery back-up systems, where employed in sumps servicing land drains, should be considered in relation to assessment of the likely degree of ground water.
- Land drains must not be directly linked to soakaways by gravity, unless it is not possible for water to surcharge, i.e. where the top of the soakaway is below the level of the actual land drains.
- Where land drains are included this should be in association with a permeable stone backfill compacted in layers, which also encourages water to drain down to the level of the land drains without perching and pressuring the structure.
- The use of maintainable land drains is a necessity when employed in association with some forms of inaccessible/external tanking systems, i.e. where the structure itself provides little resistance. In such cases if it is not feasible to include reliable land drains, alternative methods of waterproofing must be used.

The Warranty Surveyor is to be supplied with design details where external land drainage is included.

Please note: Where combined forms of waterproofing are required, the inclusion of land drainage is not considered an additional type of protection and a combination of type A, B or C protection should be used.

Introduction

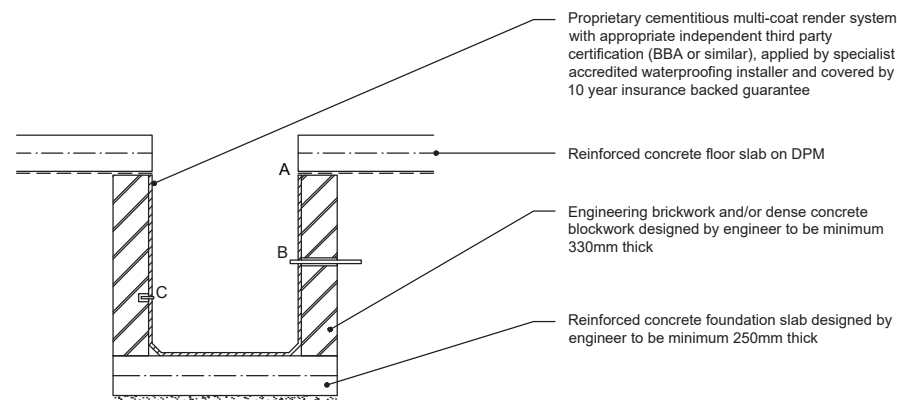
This guidance provides a solution for the structural waterproofing of lift pits, on sites where there are no other structural waterproofing requirements (i.e. no basements or semi-basements and only a lift pit) and therefore the need for a Certified Surveyor in Structural Waterproofing to be engaged will not be necessary.

However, where a scheme contains a semi-basement or full basement scenario, this should be treated as such and the guidance regarding the construction of basements in this section should be followed. A Waterproofing Specialist must take responsibility for the overall design liability of the waterproofing system, including any lift pits. The Waterproofing Specialist must have appropriate professional indemnity cover which covers their business activities. They must also have an understanding of hydrogeology and soil mechanics and hold a relevant professional qualification i.e. Certificated Surveyor in Structural Waterproofing (CSSW).

Please note these designs still require, additional information to be gained by our Risk Management Surveyor in order to fully mitigate our insurance risk on a site by site basis.

Lift pits constructed with masonry walls

Waterproofing to achieve Grade 2 protection in accordance with BS 8102:2009



The following waterproofing details must be installed in accordance with a specialist design using proprietary products that are compatible with the multi-coat render system:

- A - Junction between DPM and Render system
- B - Service penetrations
- C - Surface fixings

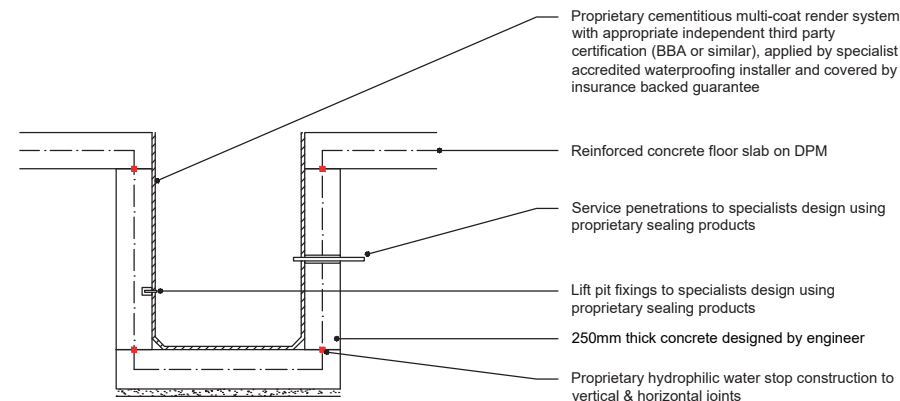
For this situation the following information should be provided to the Warranty surveyor for appraisal:

- A copy of the structural design for the lift pit, to check it meets the above minimum criteria.
- Details of the 3rd party accreditation (BBA or similar) for the cementitious multi-coat render system, for appraisal.
- Details relating to points A, B & C above, for appraisal.

Where the construction of the lift pit deviates from these minimum requirements, a CSSW Waterproofing Specialist, must be employed to design the structural waterproofing.

Lift pits constructed with concrete walls

To be designed to Grade 2 protection in accordance with BS 8102:2009



For this situation the following information should be provided to the Warranty surveyor for appraisal:-

- A copy of the structural design for the lift pit, to check it meets the above minimum criteria.
- Details of the 3rd party accreditation (BBA or similar) for the cementitious multi-coat render system and hydrophilic water stops, for appraisal.
- Details relating to the junction between the DPM and lift pit wall to ensure water tightness, details of how service penetrations are to be sealed and how any fixings are to be installed through the cementitious multi-coat render to ensure water tightness, all for appraisal.

Where the construction of the lift pit deviates from these minimum requirements, a CSSW Waterproofing Specialist, must be employed to design the structural waterproofing.

2.

Basements

2.2

Waterproofing Systems

Combined protection

This guidance is for the protection Type A tanked (barrier) protection. A combination of forms of waterproofing may need to be employed to substantially lower the risk, and may be necessary where the consequences of failure are particularly great, and/or where difficult site conditions result in an unacceptably high risk when employing a single system.

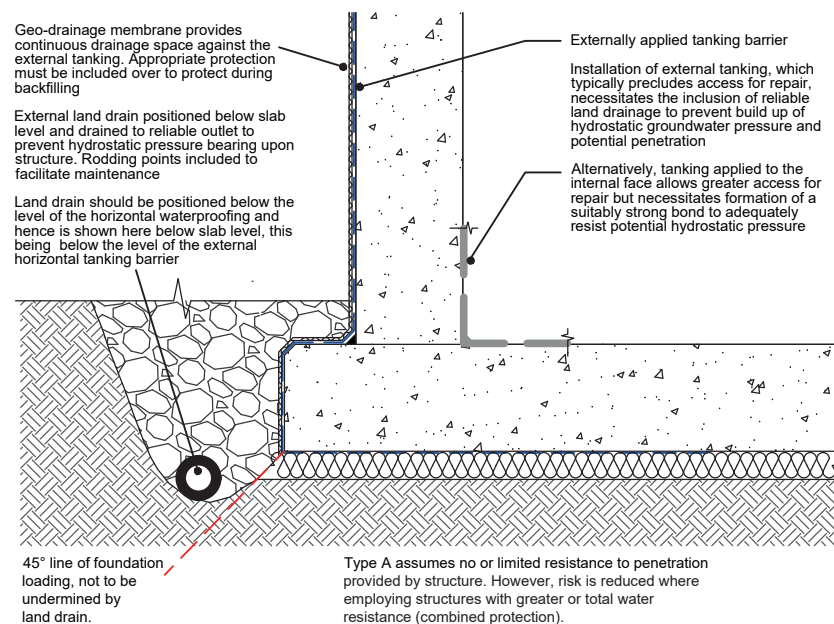
Type A barrier protection

This form of waterproofing relies on the inclusion of a physical barrier material applied on or within the structure, often where the structure itself provides little resistance to the penetration of water.

A variety of considerations apply:

- Suitability of the substrate, primarily applicable where tanking products are applied internally in that the bond between the product and the substrate on which it is applied, must be sufficient to resist hydrostatic ground water pressure.
- The requirement for preparation of substrates to accept tanking mediums.
- Movement which in rigid tanking systems may encourage cracking through which water may penetrate, where pressure comes to bear.
- Loading, where hydrostatic pressure is applied to the structure as a result of exclusion via the tanking medium, i.e. structures must be designed to resist loads applied to them.
- Continuity, in that systems must in virtually all cases be 'continuous'. A gap in a barrier system represents a point at which water under pressure can penetrate.
- 'Buildability', namely whereby sheet membrane products are proposed with the consideration being the practicality of wrapping a flat sheet around complex three dimensional shapes, such as external corners and beneath raft slab thickened toe details.

Type A barrier protection



Commentary on Type A barrier protection

- Whilst BS 8102 advises that 'reparability' must be considered, the use of external adhesive membrane tanking systems on permeable constructions is precluded, unless employed in association with long-term strategies for preventing ground water from pressuring, e.g. serviceable land drains.
- External systems have a greater implication, in that accessibility for repair is typically impractical post-construction and where combined with relatively permeable wall constructions, makes it difficult to confidently determine the point of a defect externally, because water can track within the wall construction to show itself internally at a position not local to the external defect.
- Internal systems have the benefit of greater accessibility meaning that repair is more feasible. Where this system is chosen, the strength of the substrate, its surface preparation and the bond of the waterproofing system are critical considerations and need to be properly considered by the waterproofing specialist.
- The correct use of land drains assists to minimise the potential for hydrostatic pressure coming to bear on to the structure.
- Risk can be lessened by using a 'fully bonded' tanking system, where the bond is such that water cannot track along between the structure and tanking product, in association with a structure of lesser permeability which would allow localised repair to be undertaken.
- Product guarantees, quality assurance schemes and product certification does not negate the Functional Requirement that a waterproofing specialist is required to take responsibility for the design liability of the waterproofing.

Other considerations

Ground gases and contaminants

Aggressive ground conditions may require the inclusion of a suitable ground barrier to protect the structure appropriately. Specialist advice must be sought in respect of dealing with ground gases, and designers are advised to check current standards at the time of construction for suitable guidance.

Existing structures

Waterproofing existing structures differs from new construction in that designers must work within the confines of the existing structure. However, many of the same considerations apply in that the required standard of environment appropriate to usage must be created and maintained in the long term.

Interface with external wall damp proof courses

Whichever type of waterproofing system is deemed appropriate, there must be a continuation provided with the horizontal damp proof courses above ground level. Waterproofing materials used must be compatible with the damp proof course components and adequately lapped and bonded.

The CSSW designer should take responsibility for this junction as part of the tanking design.

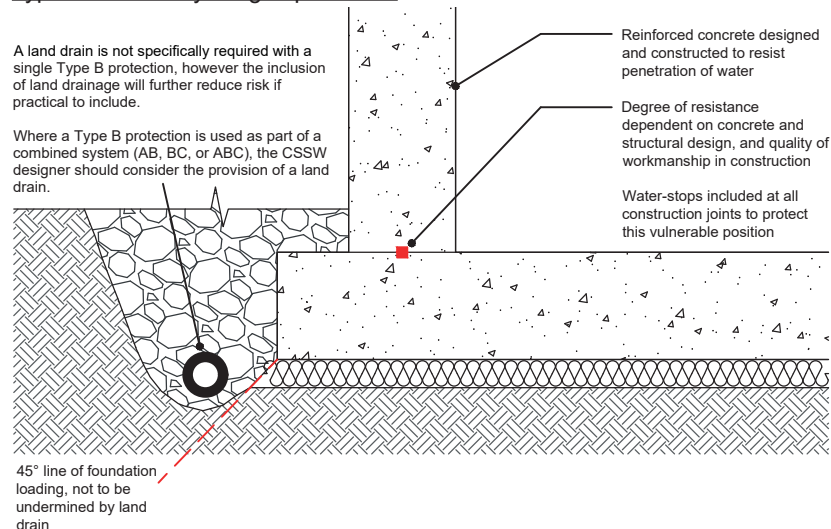
Combined protection

This guidance is for the protection Type B structurally integral protection. A combination of forms of waterproofing may need to be employed to substantially lower the risk, and may be necessary where the consequences of failure are particularly great and/or where difficult site conditions result in an unacceptably high risk when employing a single system.

Type B structurally integral protection

Type B also relies on the exclusion of water, but employs the structure itself as opposed to barrier products included on or within it. In the main, as shown in the image below Type B Structurally Integral Protection is formed using reinforced concrete however, this may take several forms.

Type B structurally integral protection



Concrete without additives and including typical levels of steel reinforcement (with cracking <0.3mm); whilst providing good resistance to the penetration of water, will allow seepage given hydrostatic pressure, and as such is not suitable in isolation unless forming basic (non-habitable, non-storage) standards of environment. Further guidance can be found on controlling crack widths in BS EN 1992-3: 2006 and CIRIA publication C:660.

As with any structure that aims to entirely block out water, this must be free of defects which would otherwise allow water to penetrate. In achieving this, the following must be considered:

- Structural design and specification of materials (based in part on-site assessment).
- Water stop detailing at construction joints.
- Service penetration detailing.
- Appropriate specialist site supervision to ensure high standards of workmanship.
- Good placement and compaction.
- Curing.

Particular consideration must be given to the formation of construction joint details, which form a typical weak point in Type B structures. Furthermore, specialist supervision is required on site during construction.

Systems which function by excluding water may not be tested until the ground water pressure comes to bear. Therefore, it is advantageous where external water pressure comes to bear prior to completion, that any areas of penetration can be remedied during construction.

Commentary on Type B protection

- With regard to appraisal of repair, this method has a benefit in that; the point of penetration is typically the point of the defect or pathway through which water penetration occurs. Coupled with the impermeable nature of the structure generally, this allows localised repair to be undertaken via resin injection, grouting and associated repair methods.
- The main consideration is locating the point of any penetration, and it is therefore beneficial where reasonable access to the concrete structure remains viable.
- Product guarantees, quality assurance schemes and product certification does not negate the Functional Requirement that a waterproofing specialist is required to take responsibility for the design liability of the waterproofing.

Other considerations

Ground gases and contaminants

Aggressive ground conditions may require the inclusion of a suitable ground barrier to protect the structure appropriately. Specialist advice must be sought in respect of dealing with ground gases, and designers are advised to check current standards at the time of construction for suitable guidance.

Existing structures

Waterproofing existing structures differs from new construction, in that designers must work within the confines of the existing structure. However, many of the same considerations apply in that the required standard of environment appropriate to usage must be created and maintained in the long term.

Interface with external wall damp proof courses

Whichever type of water proofing system is deemed appropriate, there must be a continuation provided with the horizontal damp proof courses above ground level. Water proofing materials used must be compatible with the damp proof course components and adequately lapped and bonded.

The CSSW designer should take responsibility for this junction as part of the tanking design.

Combined protection

This guidance is for Type C drained protection. A combination of forms of waterproofing may need to be employed to substantially lower the risk, and may be necessary where the consequences of failure are particularly great and/or where difficult site conditions result in an unacceptably high risk when employing a single system.

Type C drained protection

This method of waterproofing differs from Type A and Type B as the structure is employed to limit penetration while an internal drainage system collects and removes any seepage water.

The Structure

- The 'structure' provides the primary resistance to ground water pressure. A Type C drainage system is designed to mitigate the risk by removing any minor water seepage through the structure and in doing so maintains the required internal environment.
- An assessment of the structure is required to ensure it provides the primary level of water resistance by the Waterproofing Specialist.

Internal drainage

The internal drainage system comprises of three elements:

- A drainage channel detail recessed into the floor construction.
- A means of water discharge, which in a basement fully below ground, requires a sump pump system or in a sloping site may be via gravity.
- Vapour barrier drainage membranes included above or internal of the drainage system which isolate the internal environment from the damp substrates behind.

Whilst the drainage channel is intended only to deal with minor seepage water and could alternatively be linked into deeper fixed drains to drain out via gravity, the risks associated with the surcharge of external drains are high and this practice is excluded from Warranty cover.

Drained protection systems are reliant on their ability to remove seepage water and so the mechanism by which water is removed requires careful consideration. The extent of seepage water penetration also has a bearing on the capacity required, with the degree of penetration being influenced by the permeability of the structure and the ground water conditions externally.

Notwithstanding the above, the capacity of such systems to remove water must be adequate to deal with a worst-case scenario and should be engineered with this in mind to provide a suitably low-risk system.

- Sump pump systems must include mechanical redundancy (dual mains powered pumps) to protect against pump failure and also sufficient battery back-up protection to protect in the event of a power cut.
- Each pump within a given system should have independent direct spur RCD/power supply so that in the event of an issue with a pump the others will still have power. Direct spur is advised to prevent accidental turning off by homeowners.
- A Commissioning certificate for the pump system should be provided upon completion.
- Drainage systems typically discharge into surface water gullies at external ground floor level, and an overflow detail must be formed at the point of discharge to allow water to spill out externally in the event of drains blocking or surcharging.
- Systems can drain by gravity to low ground externally, i.e. where properties are part retaining and constructed into sloping sites. As with pumped systems, if connecting to mains drains, an overflow detail must be employed to allow water to spill externally in the event of an issue.
- Internal drained protection systems must include drainage channels local to the external wall floor junctions which facilitates maintenance and allows systems to function and protect in the long term. Where larger footprints are involved, cross floor channels must be included, ideally local to construction joints where the structure is more vulnerable to ground water penetration.

Maintenance

Type C Systems must be maintained annually as a minimum. The detail of this requirement must be included in the documentation provided to the homeowner who will then be responsible for ongoing operation and maintenance of the system. The ongoing maintenance should include:

- The service records of the maintenance of the system.
- Accessibility to drainage channels and sumps are available at all times.
- That the drainage channels and sumps are checked at the service intervals to ensure they are clear and free of any free lime build up.
- Ensure that the electrical supply, battery back-up and alarm systems are fully operational at all times.

Free lime

Water moving over and through new concrete walls and floors leaches free lime within the early life of the structure, and suitable treatments should be applied to concrete to minimise this.

- The Waterproofing Specialist should provide a specification of the treatments to be used appropriate for the particular construction and made available to the Warranty Surveyor if requested.
- Where basements are formed under existing buildings in conjunction with new under pinning works; the choice of dry packing should be carefully specified and a waterproof expanding type mortar is recommended to help avoid free lime occurrences.
- Substrates should be clean and free of loose or friable materials prior to the application of membrane linings.

General

- Flood testing of a system should be undertaken during construction to check efficiency and that water flows freely to the discharge point. Testing in this manner to prove that the system functions as intended, is a key benefit of this method of waterproofing and must be part of the process.
- Systems creating a habitable space require the inclusion of vapour barrier drainage membranes within the wall and floor construction.
- Where elements of the drained protection system are included within cavities, the cavities must be kept clear of mortar snots and debris.
- Continuity of the structure must be considered because the resistance to water provided by a given structure is reduced by apertures through which water can freely move. Examples could include holes present within existing buildings, or in new construction where land drains are linked to sump pump systems, with the sumps being installed internal of the retaining shell, e.g. in light wells, thus providing a pathway for water to enter.
- Temporary 110v pumps should be included during construction to address water penetration as necessary; 240v systems should be installed and commissioned as soon as viable once the 240v supply is installed.
- Systems must not link directly by gravity to soakaways where any of the previously stated scenarios occur, and because of the danger of back-flow of water through the pipes or water-logging of the local ground above slab/DPM level. However, where such conditions are not present, sump pump systems may be employed to lift water up to ground level externally, discharging into gullies linked to soakaways. This detail should be designed by the Waterproofing Specialist.

Commentary to Type C

In consideration of the repair of defects, the inclusion of drained protection systems internally, generally ensures that systems can be accessed for localised repair. However, this may be lessened where systems are sandwiched within the structure, i.e. within cavities.

- Part of the underlying rationale of drained protection is that water is removed continuously, so that it does not collect and removes pressure upon membrane linings installed over the drainage. If water does not place pressure upon such membranes, then the incidence of any defects within them is generally of no consequence, and so maintaining the efficiency of the drainage in the long term ensures that such defects are negated.
- Product guarantees, quality assurance schemes and product certification does not negate the Functional Requirement that a waterproofing specialist is required to take responsibility for the design liability of the waterproofing.

Other considerations

Ground gases and contaminants

Aggressive ground conditions may require the inclusion of a suitable ground barrier to protect the structure appropriately. Specialist advice must be sought in respect of dealing with ground gases, and designers are advised to check current standards at the time of construction for suitable guidance.

Existing structures

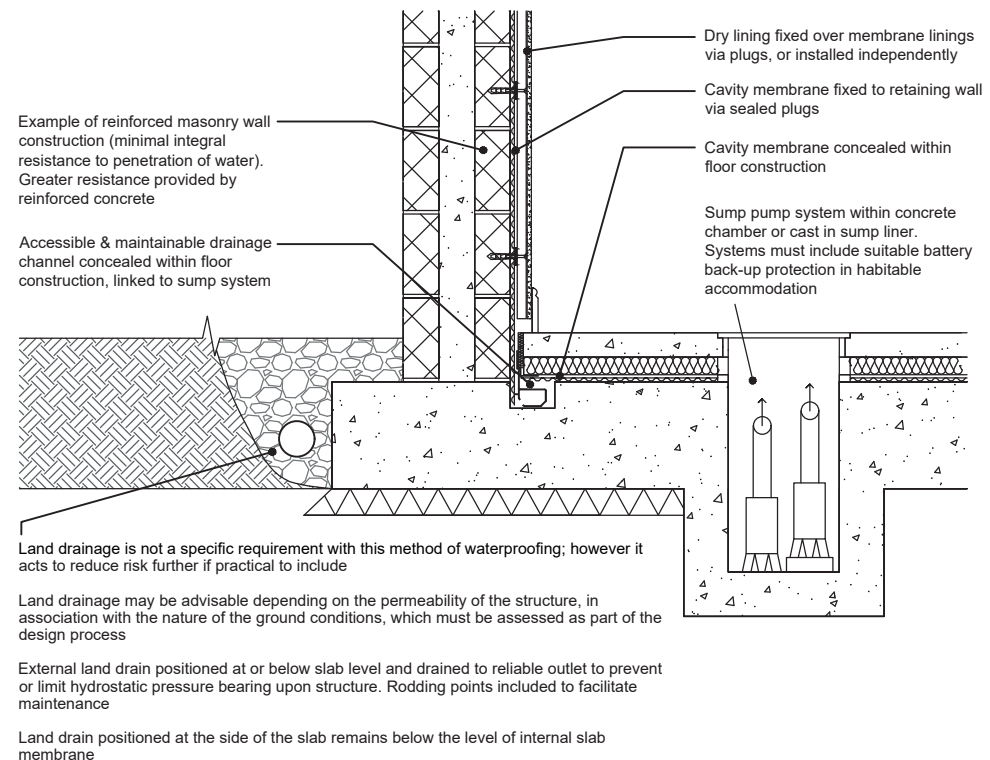
Waterproofing existing structures differs from new construction in that designers must work within the confines of the existing structure. However, many of the same considerations apply in that the required standard of environment appropriate to usage must be created and maintained in the long term.

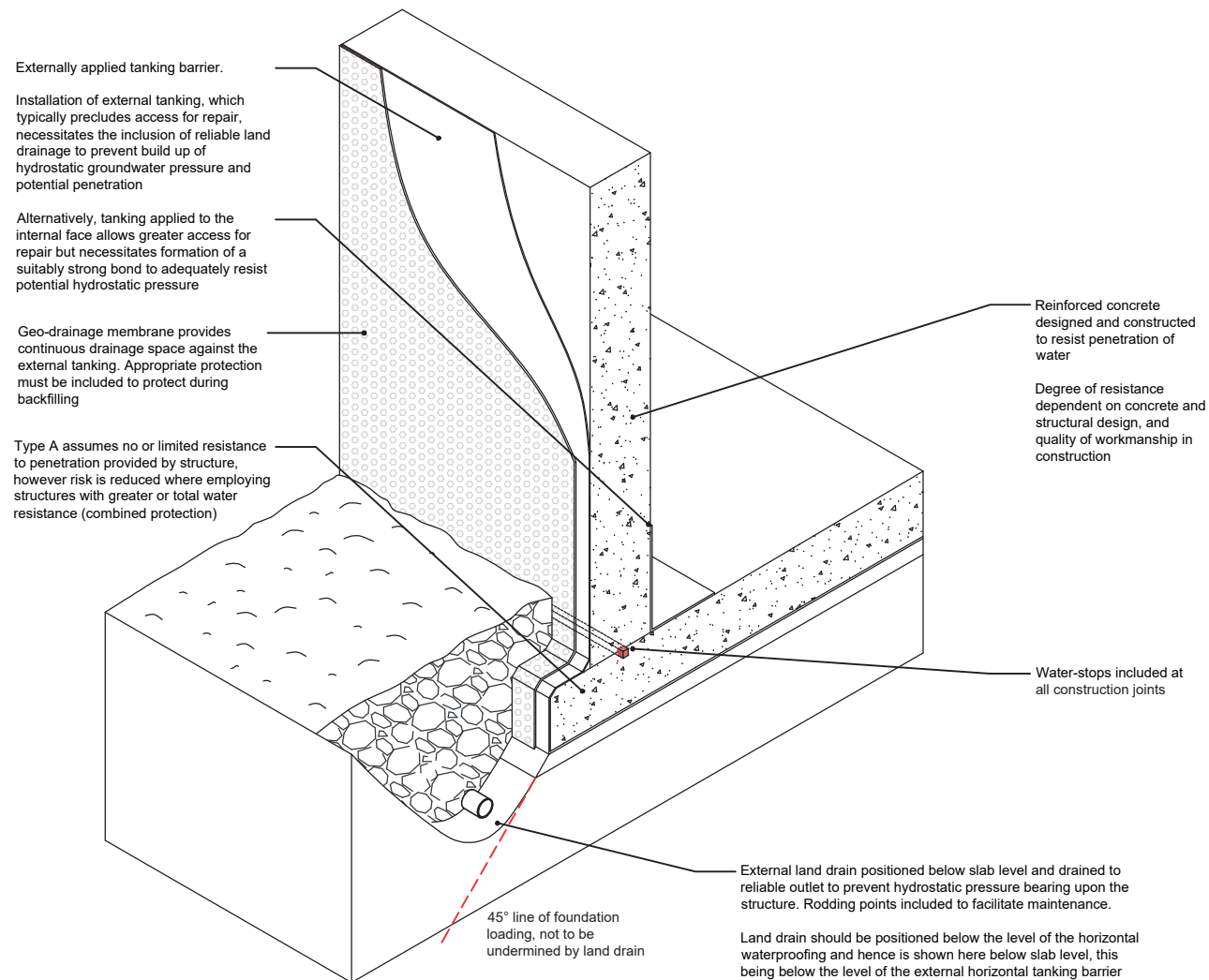
Interface with external wall damp proof courses

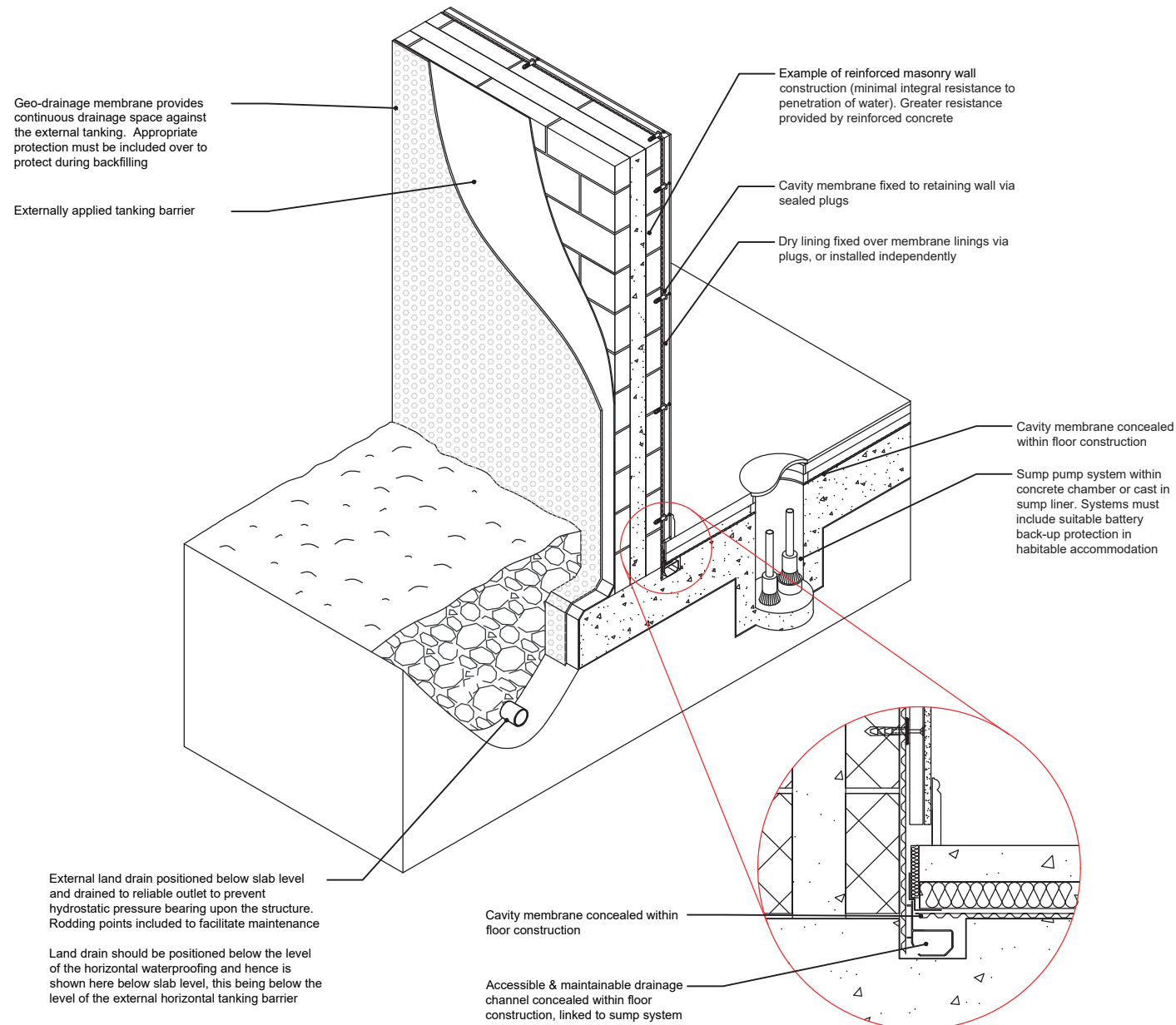
Whichever type of waterproofing system is deemed appropriate, there must be a continuation provided with the horizontal damp proof courses above ground level. Waterproofing materials used must be compatible with the damp proof course components and adequately lapped and bonded.

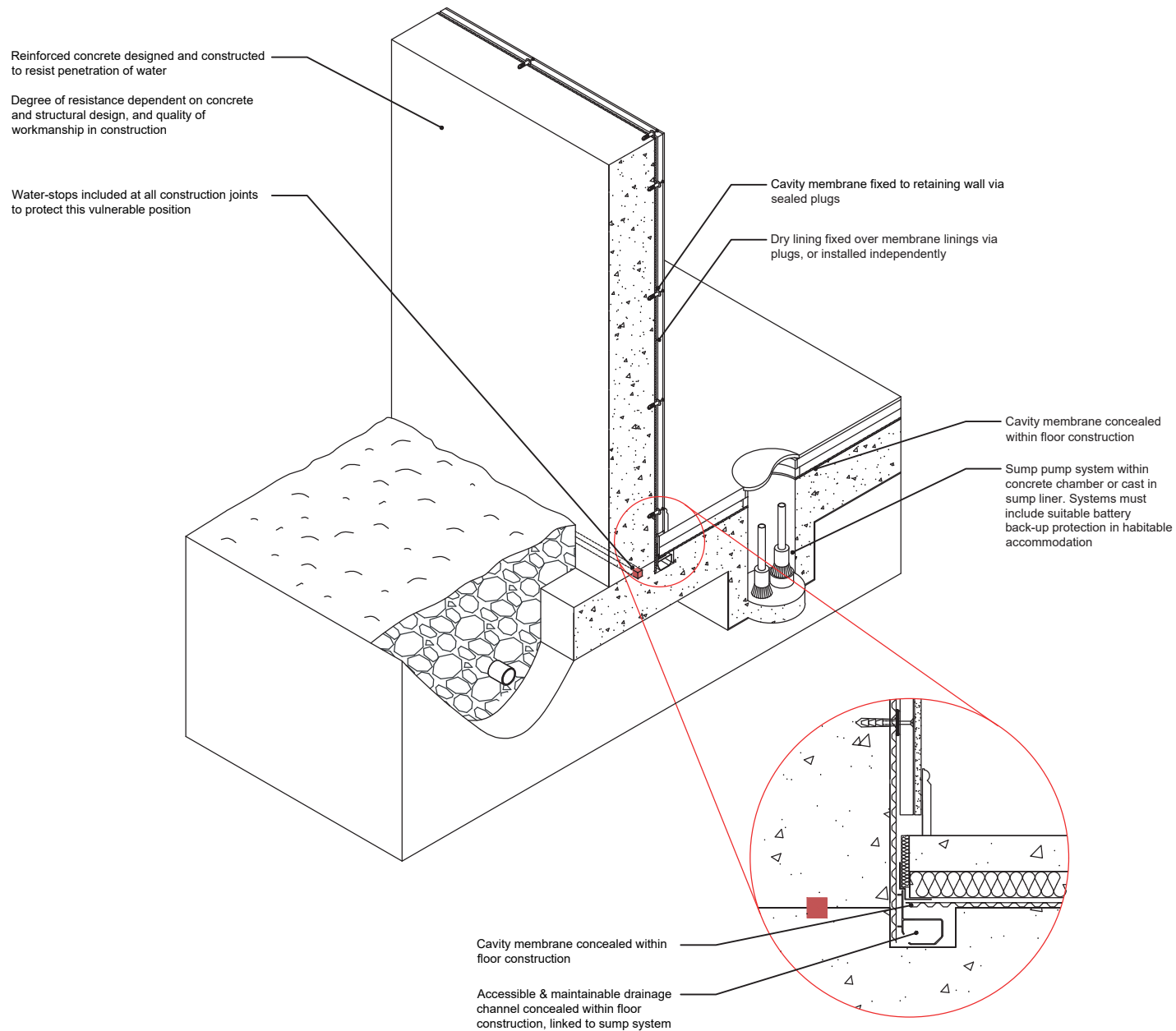
The CSSW designer should take responsibility for this junction as part of the tanking design.

Type C drained protection









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