

Basement Waterproofing Technical



Better Utility / Plant room Storage



What are my options?

The options for waterproofing a basement for better utility plant rooms or storage are dictated by the environmental requirements of the contents or intended use and the potential consequences of a leak.

British Standards Grades are the condition of the basement, not the intended use.

- Grade 1 is wet
- Grade 2 is damp
- Grade 3 is dry

Unfortunately because they are shown in BS8102 with potential or typical uses they are taken to be grades of use, but they are not. They are grades of condition or environment.

You must first consider the use and proposed contents of a basement and the environmental requirements of the contents. Then agree which Grade is acceptable.

Some plant requires absolutely dry conditions. Most stored items require an absolutely dry environment. Therefore they need a Grade 3 basement.

The British Standard BS8102 Says you have to consider 2 forms of waterproofing if the Risk of a leak is high or the consequences of a leak are unacceptable. Insurance companies will insist that you employ 2 forms of waterproofing if the consequence of a leak is unacceptable, Insurance companies will also insist that the system is designed by a CSSW qualified designer.

Basement design

So the critical questions are:

What will the basement be used for and what environment is required?

This determines the grade

What finishes will we have in the basement.

What will be the consequence of a leak.

How will we remedy a leak.

This determines the risk

Designers to consider form and feasibility of repair in the event of a leak. External waterproofing is difficult and sometimes impossible to repair.

