

Basement Waterproofing Technical

Better Utility / Plant room Storage



The finishes

If you are having fair faced concrete as the finish, then the consequence of a leak is minimal as long as the walls are accessible for repair.

If you are having linings of block or dry lining you will need to consider how to repair a leak.

The only system suitable for lined or cavity walls is a cavity drain. It is the only system that does not require complete removal of finishes in the event of a leak.

You might consider render / tanking or slurries directly onto concrete or block.

A: New builds settle and move. causing defects in tanking which are excluded from guarantees.

B: Decoration of render is not recommended for the first 12 months.

C: Unless you have effective environmental control as in Heating and Ventilation, you are likely to suffer from condensation.



Use and contents

Habitable basements have to be Grade 3 for plant equipment or stored items. Refer to manufacturer recommendations for required environment.

For stored artifacts, documents, media refer to BS5454.

This determines the grade of environment acceptable.

The risk:

The risk is the consequence of a leak.

The harder a leak is to identify and remedy the greater the consequence.

A leak behind linings or finishes cannot normally be traced to source, and cannot be repaired without removal of all finishes.

For this reason the consequence of a leak through external waterproofing or concrete is unacceptable if there are finishes, linings or walls are not accessible.

All waterproofing is at risk of leaking. It is the consequence of the leak if it occurs after finishes have been installed that has to be considered.

Consider the extent of damage and disruption.

The form and feasibility of repair and the associated cost and loss.

Then consider the system to mitigate or prevent the loss.