

External Area and Floor Adjoining External Ground or Roof

Sections 33(2) and 34(2) of the Building (Construction) Regulation (B(C)R) require adequate means to be provided to prevent ingress of water from the ground surface outside a building or from the roof of a building to the adjoining floor. Section 33(3) of the B(C)R requires the ground surface (except in landscaped area) outside a building must be provided with paving laid to an adequate gradient to direct water to flow into a surface water drain. This practice note provides guidance on compliance with these requirements.

2. While the requirements under sections 33(2) and 34(2) of the B(C)R can generally be met by providing sufficient difference in level between the internal floor and the adjoining external ground or roof, alternative design achieving the equivalent performance may be acceptable. In this connection, the following designs will be accepted as complying with these requirements:

- (a) The level of the internal floor is not less than 150 mm above the level of the adjoining external ground or roof; or
- (b) Additional drainage channels, each with at least 2 drainage outlets are provided, and the external ground or roof is laid to fall at a gradient of not less than 1 in 80 away from the adjoining internal floor.

In the event that the above designs cannot be considered, the provision of a kerb, with water proofing construction, at the access point having a total height of 150 mm above the adjoining external ground or roof may be considered on individual case merits and circumstances.

3. For the purpose of section 33(3) of the B(C)R, the paving should be laid to fall at a gradient of not less than 1 in 80 to a gully trap or drainage channels connected to a surface water drain.

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