

Water Seepage

Introduction

Water seepage has been a cause for concern to a number of Government departments including the Buildings Department (BD). It causes not only nuisance but also deterioration to the structural member of a building if unattended for a prolonged period.

2. Regulation 3 of the Building (Construction) Regulations (B(C)Rs) stipulates that all materials used in any building works shall be of a suitable nature and quality for the purposes for which they are used; adequately mixed or prepared; and applied, used or fixed so as to perform adequately the functions for which they are designed. Regulations 34, 38, 41 and 48 of the B(C)Rs also require external walls, roofs, kitchen and bathroom walls and floors to be protected against penetration of moisture or water. Authorized Persons (AP), Registered Structural Engineers (RSE), Registered General Building Contractors (RGBC) and Registered Minor Works Contractors (RMWC) are reminded to ensure that the design and construction of their buildings or building works, as the case may be, meet the above performance requirements and are structurally safe.

Prevention of Water Seepage in New Buildings

3. The attention of AP, RSE, RGBC and RMWC is drawn to the importance of preventing water seepage at source. To ensure the building quality and compliance with the performance requirements stipulated in the Buildings Ordinance and Regulations, AP, RSE, RGBC and RMWC should pay special attention to the choice of material, design and specification, workmanship and supervision.

4. According to the past records, roof, external wall, window, bathroom, kitchen, plumbing and drainage pipes, car park floor and basement are areas which are susceptible to water seepage if not carefully designed and well attended to during the course of construction. RGBC and RMWC are therefore advised to take steps to prevent water seepage in these areas and to properly apply the specified appropriate waterproofing measures to these areas and to provide close supervision to the work.

5. You may wish to note that BD has issued Guidelines on Prevention of Water Seepage in New Buildings for general reference.

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6. A practice note on the same subject has been issued to Authorized Persons and Registered Structural Engineers.

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