

PART 2.2 DAMP AND WEATHERPROOFING

Explanatory information:

OBJECTIVE

O2.2

The Objective is to—

- (a) safeguard occupants from illness or injury and protect the building from damage caused by—
- (i) *surface water*; and
 - (ii) external moisture entering a building; and
 - (iii) the accumulation of internal moisture in a building; and
 - (iv) discharge of *swimming pool* waste water; and
- (b) protect *other property* from damage caused by—
- (i) redirected *surface water*; and
 - (ii) the discharge of *swimming pool* waste water.

FUNCTIONAL STATEMENTS

F2.2.1 Surface water

A building including any associated *sitework* is to be constructed in a way that protects people and *other property* from the adverse effects of redirected *surface water*.

F2.2.2 Weatherproofing and dampness

A building is to be constructed to provide resistance to moisture from the outside and moisture rising from the ground.

Limitation:

F2.2.2 does not apply to a Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.

F2.2.3 Drainage from swimming pools

Adequate means for the disposal of *swimming pool* water and drainage is to be provided to a *swimming pool*.

PERFORMANCE REQUIREMENTS

P2.2.1 Surface water

- (a) *Surface water*, resulting from a storm having an *average recurrence interval* of 20 years and which is collected or concentrated by a building or *sitework*, must be disposed of in a way that avoids the likelihood of damage or nuisance to any *other property*.

PERFORMANCE PROVISIONS

- (b) *Surface water*, resulting from a storm having an *average recurrence interval* of 100 years must not enter the building.

Limitation:

P2.2.1(b) does not apply to a Class 10 building where in the particular case there is no necessity for compliance.

- (c) A drainage system for the disposal of *surface water* resulting from a storm having an *average recurrence interval* of—
- (i) 20 years must—
 - (A) convey *surface water* to an appropriate *outfall*; and
 - (B) avoid *surface water* damaging the building; and
 - (ii) 100 years must avoid the entry of *surface water* into a building.

P2.2.2 Weatherproofing

A roof and *external wall* (including openings around *windows* and doors) must prevent the penetration of water that could cause—

- (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
- (b) undue dampness or deterioration of building elements.

Limitation:

P2.2.2(a) does not apply to a Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.

P2.2.3 Dampness

Moisture from the ground must be prevented from causing—

- (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
- (b) undue dampness or deterioration of building elements.

Limitation:

P2.2.3 does not apply to a Class 10 building where in the particular case there is no necessity for compliance.

STATE AND TERRITORY VARIATIONS

P2.2.3 has been replaced in South Australia as follows:

P2.2.3 Dampness

- (a) Moisture from the ground must be prevented from causing—
 - (i) undue dampness or deterioration of building elements; and
 - (ii) unhealthy or dangerous conditions, or loss of amenity for occupants.
- (b) Barriers installed to prevent transfer of moisture from the ground must have—
 - (i) high resistance to moisture penetration; and