

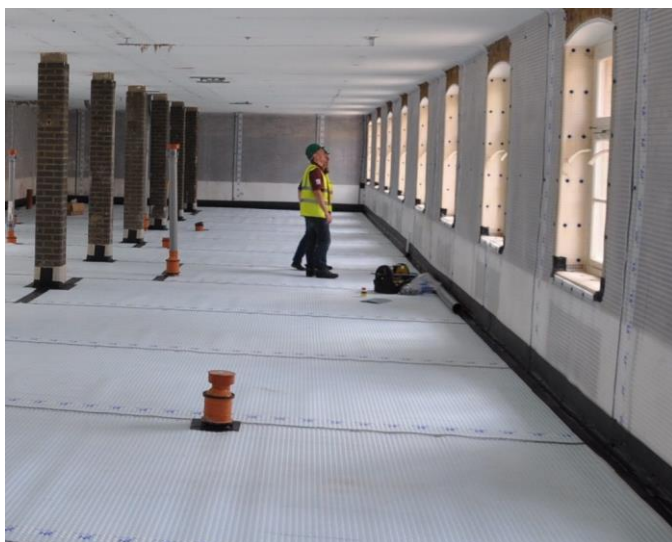
PCA Guidance Notes – Commissioning & Handover of Type C Waterproofing Systems

The commissioning of a Type C waterproofing system is usually considered the point where the permanent sump pumps and associated components become operational and the system is fully functioning. However, a number of steps should be followed to ensure the system is at a point where it is ready to be commissioned and that any future responsibilities are clearly defined. When approached correctly the commissioning offers the contractor the ideal opportunity to ensure the long-term success of the waterproofing system.

After the installation of a Type C waterproofing system, the contractor will inevitably leave site. At this stage, they are losing control of what may happen on site and, in some instances, the onward management of the waterproofing system. Therefore, the contractor must have confidence that the system is fully functional and that responsibility for the ongoing maintenance of the system has been clearly set out.

The necessary checks prior to the commissioning of a Type C system needs to include all components of the system and should not be restricted to mechanical parts. It should be remembered mechanical devices such as the pump will fail eventually. It is therefore good practice to consider the service life of a pump and the client should be made fully aware of the life expectancy of the pump at the design stage and then again as part of the hand over pack at the point of commissioning. Some modern pumping stations include intelligent monitoring systems are available that will monitor the water levels, cycles of pumps, failures and more importantly predict when pumps are likely to fail.

The flow chart attached provides a recommended minimum level of information that should be provided as part of the commissioning and handover process of a Type C waterproofing system.



The advantage of a Type C system is that it can be tested artificially to ensure it is operating correctly. The contractor can then walk away from site in the knowledge that they and the client know at the point of hand over the system is operational and is working as designed. It must be remembered however that the ongoing success of any Type C waterproofing system is dependent on routine servicing and maintenance.

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A schedule of maintenance must be agreed with the client in advance of commissioning. The need for servicing a Type C waterproofing system should be made explicit when the system is proposed by the contractor. This schedule should then be adhered to throughout the life of the waterproofing system. To ensure that the client is fully aware of their role in the upkeep of a Type C system and to give peace of mind to the installer that all the relevant checks have been adhered to, a handover pack should be provided to the client. This should detail all tests and checks that have been followed and signed off. A hand-over pack should be included with all Type C systems as part of the transfer of control of the system. It is vital to ensure that within this pack, the client is provided with all the necessary information that will ensure the system is properly maintained. Further guidance can be found in the PCA guidance document for the service and maintenance of drained cavity waterproofing.

<http://www.property-care.org/wp-content/uploads/2015/05/Guidance-for-the-Service-and-Maintenance-of-Drained-Cavity-Waterproofing-Systems-Type-C.pdf>

Where a system is installed for a builder or property developer it is important to highlight the need for servicing by the future owners or controllers of the building. In addition, in the event that ownership of the dwelling changes, this handover pack should be passed on to any new owner to ensure the continued success of the system. This is essential where the client may seek to rely on the provision of a guarantee.

The need for servicing of a Type C waterproofing system should be made explicit when the system is proposed by the contractor or designer. This should be made in writing and can be within a report or as part of a tender submission. In some circumstances notification may be made under a separate cover. Any notification should clearly state the need for servicing and maintenance and where appropriate highlight the implications if servicing is not carried out. It is advisable to schedule the first service visit within three months of the system being commissioned

In instances where further works are being carried out by a third party (i.e. internal finishes) the installer may wish to undertake the final commissioning of the system and “handover” after these third-party works have finished.

This guidance note is written and produced by the Property Care Association

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The minimum recommended requirements for commissioning a Type C waterproofing system should all be documented and copies provided to the client as part of the hand over.

