

Our Ref: 22-174.01L

Bradley Dax
 Violet Homes Ltd
 Williamson & Croft York House
 20 York Street
 Manchester
 M2 3BB

1st August 2023

Dear Dax,



Arc Environmental Ltd
 Solum House
 Unit 1 Elliott Court
 St Johns Road
 Meadowfield
 Durham
 DH7 8PN

RE: Verification of Gas Protection Measures for Plots 1 to 7, Station Road, Meltham, Huddersfield

As requested by Violet Homes Ltd, a series of site visits was conducted by a suitably qualified and experienced geo-environmental engineer from Arc Environmental Ltd. to independently validate the implementation of hazardous ground gas protective measures within the residential development at Station Road, Meltham, Huddersfield.

From the Phase 1 Desk Top Study completed for this site, although the risk was considered low, the site was potentially at risk from hazardous ground gas migration. Following discussions with the client it was determined that the installation of gas protective measures, to meet an Amber 1 classification were required to negate any potential risks to the proposed end users.

In order to ensure that the gas protective measures were properly implemented validation works have been undertaken comprising the inspection of the construction and installation of the gas membrane, in general accordance with BS8485:2015 & A1:2019 - Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings, CIRIA C735:2014 - 'Good Practice on the Testing and Verification of Protection Systems for Buildings Against Hazardous Ground Gas' and Yorkshire and Lincolnshire Pollution Advisory Group YALPAG – 'Verification Requirements for Gas Protection Systems' (Technical Guidance for Developers, Landowners and Consultants).

The inspection details are summarised in Table 1 below and continued on the following page. Photographic record sheets for the inspections, detailed design drawings and product specification sheet can be seen attached.

Table 1

1. Development Summary		
1.1	Type of development and blocks inspected	Residential development - 7 no. detached houses inspected (Plots 1 to 7).
1.2	Foundation type	Conventional strip foundations with a suspended block and beam floor with sub-floor void.
1.3	Gas protection type	Passive ventilated sub-floor void and installation of hazardous ground gas barrier membrane.
2. Passive Ventilation		
2.1	Sub-floor void	A sub-floor void has been constructed below the block and beam floor and was noted to be vented by way of telescopic swan neck vents
2.2	External wall airbricks	Airbricks c.210mm x c.70mm with double telescopic swan neck vents to sub-floor void at regular spacings and intervals
3. Gas Barrier Membrane		
3.1	Condition of underside of gas membrane	Floor cleaned before laying gas barrier membrane and noted to be free of significant debris and appears visibly smooth with no stress points during inspection visits.

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RE: Verification of Gas Protection Measures for Plots 1 to 7, Station Road, Meltham, Huddersfield (Cont'd)

Table 1 (cont'd)

3. Gas Barrier Membrane (cont'd)		
3.2	Gas membrane type	Fosroc Proofex Total - Gas Barrier is a high-performance multi-layer, low density polyethylene membrane with an integral aluminium foil layer and a polypropylene reinforcing grid. Protecting against methane, carbon dioxide, radon ground gas and VOC / Hydrocarbon vapours, air and moisture. The membrane was laid across all the individual floor areas.
3.3	Extent of coverage	The extent of the Fosroc Proofex Total - Gas Barrier membrane coverage was confirmed across all floor areas and was lapped on to gas resistant damp proof course around the perimeter wall and beneath internal walls. Coverage was confirmed across the whole of the floor area within each plot.
3.4	Slab / membrane condition	The condition of the Fosroc Proofex Total - Gas Barrier* was confirmed as being generally good and any minor tears or punctures detected were suitably repaired using Gas Resistant Self-Adhesive Membrane (GR-SAM)
3.5	Joining details	Gas barrier membrane to gas barrier membrane joints were sealed using double sided jointing tape with a secondary seal of the overlap with gas resistant tape. All overlaps were equal to or greater than 100mm in accordance with manufacturers guidelines.
3.6	Damp proof membrane	Fosroc Proofex Total – Gas Barrier is also designed to act as a damp proof membrane in concrete ground floors.
3.7	Service Entries and Seals	All service entries in the floor slab were sealed to the Fosroc Proofex Total gas barrier membrane using preformed top hats and Gas Resistant Self-Adhesive Membrane (GR-SAM).
3.8	Service Duct Seals	All service ducts will be sealed using Filoform / Filoseal HD Duct Seal or a similar closed cell product. Following completion, it will be the responsibility of the client / main contractor to provide confirmation and photographic evidence to the local authority.

During the site visits to inspect the installation of the gas membrane, no non-conformances were recorded. Therefore, based on the inspections carried out by Arc Environmental Ltd., this validation report confirms that the hazardous ground gas protective measures within the residential development have been satisfactorily installed and as such have PASSED inspection.

We trust the information we have provided to you is to your satisfaction. However, if you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,

.....
 For and on behalf of ARC Environmental Limited
 Geoff Heron
 Senior Technician

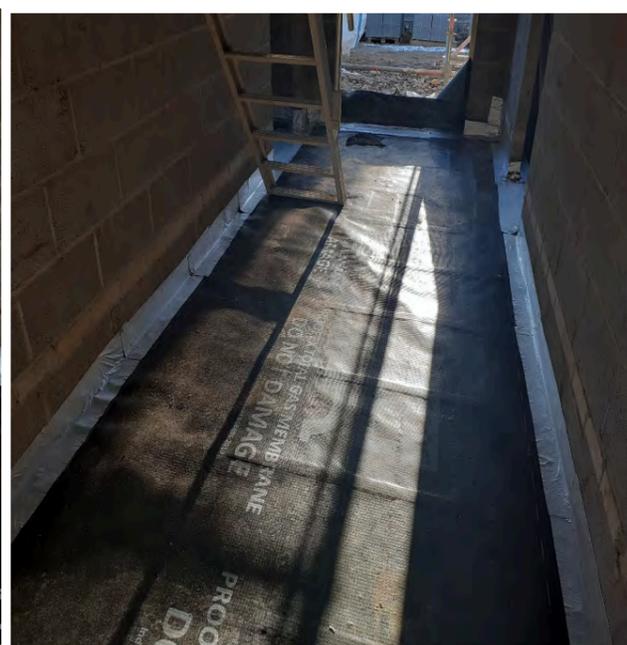


Appendix I

Photographic Record Sheets

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E: admin@arc-environmental.com
W: www.arc-environmental.com
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ARC ENVIRONMENTAL LTD

Solum House
Unit 1 Elliott Court
St. John's Road
Meadowfield
Durham, DH7 8PN
Tel: (0191) 378 6380
Fax: (0191) 378 0494
e-mail: admin@arc-environmental.com
web: www.arc-environmental.com

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rev.	date	amendments	drawn chkd

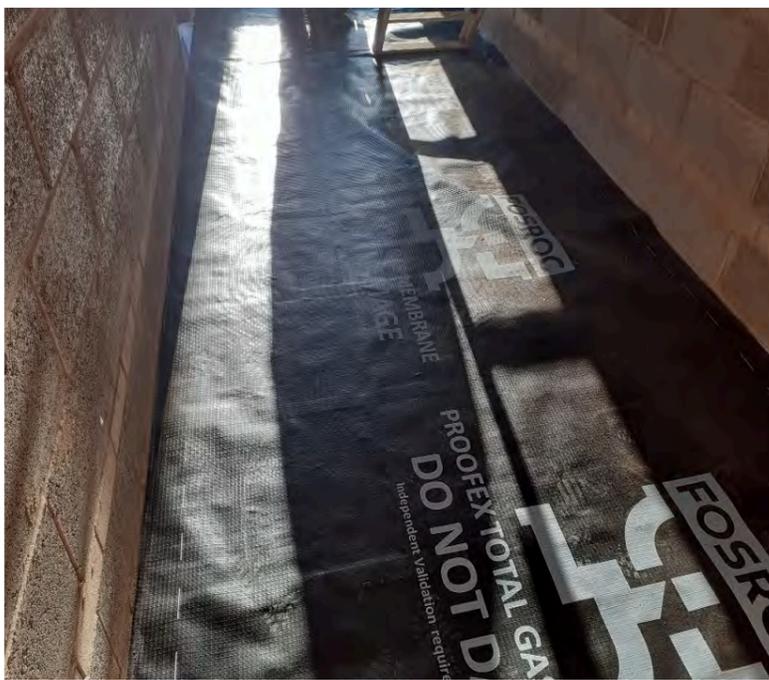
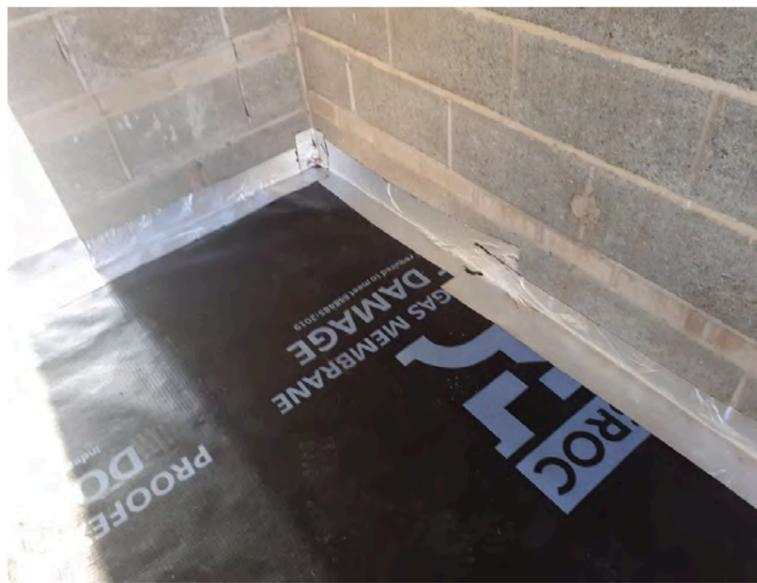
Client:
Brierstone Ltd

Project Title:
Residential Development at
Station Road, Meltham

Drawing Title:
Photographic Record Sheet 1
Plots 1 & 2
Gas Membrane Validation

Scale at A3: | Date: 16.12.2022 | Drawn by: GNH | Approved by:

Job Ref: 22-174 | Drg no: | Rev:



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Solum House
Unit 1 Elliott Court
St. John's Road
Meadowfield
Durham, DH7 8PN
Tel: (0191) 378 6380
Fax: (0191) 378 0494
e-mail: admin@arc-environmental.com
web: www.arc-environmental.com

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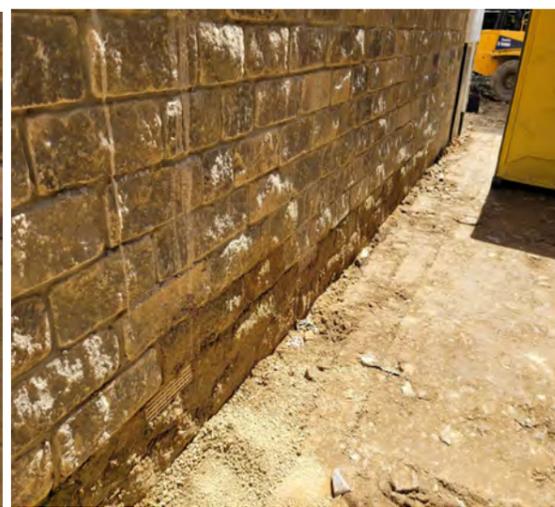
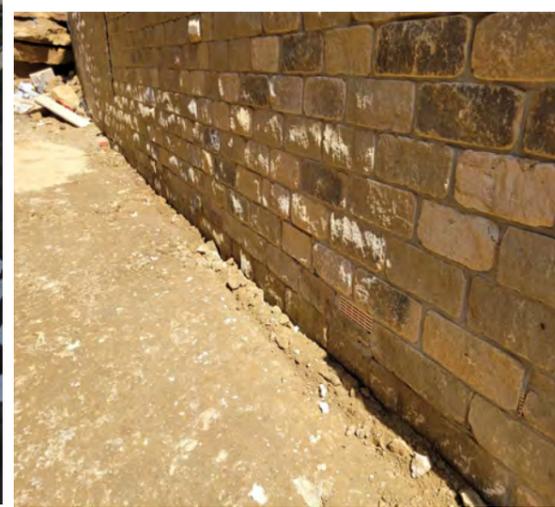
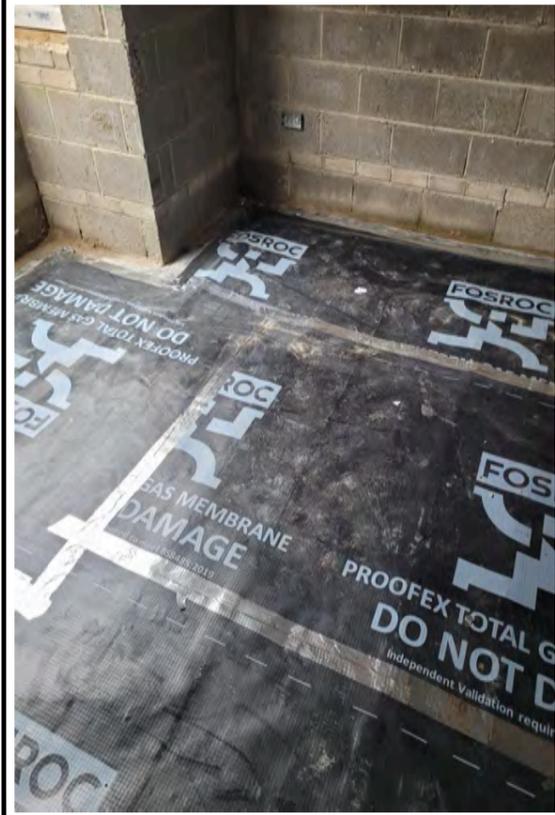
Client:
Brierstone Ltd

Project Title:
**Residential Development at
Station Road, Meltham**

Drawing Title:
**Photographic Record Sheet 2
Plots 1 & 2
Gas Membrane Validation**

Scale at A3: | Date: **16.12.2022** | Drawn by: **GNH** | Approved by:

Job Ref: | Drg no: | Rev:
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ARC ENVIRONMENTAL LTD

Solum House
Unit 1 Elliott Court
St. John's Road
Meadowfield
Durham, DH7 8PN
Tel: (0191) 378 6380
Fax: (0191) 378 0494
e-mail: admin@arc-environmental.com
web: www.arc-environmental.com

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Client:
Brierstone Ltd

Project Title:
**Residential Development at
Station Road, Meltham**

Drawing Title:
**Photographic Record Sheet 3
Plots 3 & 4
Gas Membrane Validation**

Scale at A3: | Date: **23.03.2023** | Drawn by: **GNH** | Approved by:

Job Ref: | Drg no: | Rev:
22-174



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Solum House
 Unit 1 Elliott Court
 St. John's Road
 Meadowfield
 Durham, DH7 8PN
 Tel: (0191) 378 6380
 Fax: (0191) 378 0494
 e-mail: admin@arc-environmental.com
 web: www.arc-environmental.com

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Client:
Brierstone Ltd

Project Title:
Residential Development at Station Road, Meltham

Drawing Title:
**Photographic Record Sheet 4
 Plots 5, 6 & 7
 Gas Membrane Validation**

Scale at A3: | Date: **27.06.2023** | Drawn by: **GNH** | Approved by:

Job Ref: | Drg no: | Rev:
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Appendix II

Product Specifications

T: 0191 378 6380
E: admin@arc-environmental.com
W: www.arc-environmental.com
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Fosroc® Proofex Total

High performance, ground gas-resistant, reinforced damp proof membrane

Uses

Suitable for ground level construction applications above and below the main structural element.

Reinforced gas membrane - designed to protect buildings and their occupants from the effects of methane, radon and carbon dioxide. Also protection against hydrocarbon vapours, when not in direct contact with the source.

Damp-proof membrane – protection against ingress of moisture from the ground where not exposed to hydrostatic pressure.

Advantages

- Multi-layer product design for maximum gas protection.
- Polyester reinforcing grid for puncture resistance during application.
- Loose-laid system for ease of application.
- Suitable for installation with taped or welded lap joints.
- Suitable for use with ground-bearing reinforced concrete or precast floor construction methods.
- Can be used within masonry wall construction, eliminating the need for a separate damp-proof course.



Description

Proofex Total is a black/white, multi-layer, low density polyethylene, ground gas resistant based membrane with an integral aluminium foil layer and a polypropylene reinforcing grid.

Properties

Characteristic	Test Method	Unit	Result
Physical Properties			
Thickness	EN 1849-2	mm	0.6
Thickness – Between Scrim	BS EN ISO 9863-1:2016	mm	0.4
Width	EN 1849-2	m	2
Length	EN 1849-2	m	50
Weight	EN 1849-2	g/m ²	370
Hydraulic Properties			
Water Column	EN 20811	m	>300
Resistance to Water Penetration	EN 13967, EN 1928	-	Pass
Water Tightness	EN 1296, EN 1367, EN 1928	-	Pass
Mechanical Properties			
Resistance to Static Load	EN 12730-B	Kg	20
Tensile Strength (MD)	EN 12311-1	N/50mm	600
Tensile Strength (CMD)	EN 12311-1	N/50mm	480
Tensile Elongation (MD)	EN 12310-1	%	20
Tensile Elongation (CMD)	EN 12310-1	%	20
Puncture Resistance	EN 12236	kN	1.25
Resistance to Tearing (Nail Shank) MD	EN 12310-1	N	330
Resistance to Tearing (Nail Shank) CMD	EN 12310-1	N	400
Durability and Chemical Resistance (Transmission Rate of Volatile Liquids)			
Diesel	ISO 6179:2010 (B)	g/m ² /h	0.246
Xylene	ISO 6179:2010 (B)	g/m ² /h	0.571
Toluene	ISO 6179:2010 (B)	g/m ² /h	0.583
Petrol	ISO 6179:2010 (B)	g/m ² /h	0.135
Gas Permeability			
Methane Permeability	BS EN ISO 15105-1	ml/m ² /day/atm	<0.09
Carbon Dioxide Permeability	BS EN ISO 15105-1	ml/m ² /day/atm	<0.09
Radon Permeability	K124/02/95	m ² /s	8.0 x 10 ⁻¹⁵

Standards Compliance

Independently certified performance, BBA certificate (No. 21/5880).

BRE Digest 211:2015 Radon: Guidance on protective measures for new buildings.

BRE Digest 212: Construction of new buildings on gas contaminated land.

CIRIA 665 - CS 2 to 6

BS8485:2015 + A1:2019: Table 7

NHBC Technical Extra 07 - AMBER 1 & 2

Specification Clause

The gas resistant membrane shall be Proofex Total, laid onto a suitably prepared surface, and jointed using Proofex Total Tape or with specialist welding equipment in accordance with the manufacturer's written instructions. Where the product installation is required to contribute to a BS8485:2015+A1:2019 ground gas protection solution, the product installation shall be assessed by an independent suitably qualified verification specialist.

Application Instructions

For more detailed guidance refer to the Proofex Total Method Statement

Preparation

Under-slab membrane installation

The membrane may be laid onto rigid insulation board, well compacted stone with no sharp projections, smooth, level concrete blinding or geo-composite void formers. The sub-base should be firm and able to support the membrane with no deflection or depressions forming during the subsequent reinforcement and concrete installation. Dry and dusty surfaces should be wetted to increase cohesion. The membrane should be protected from damage from point loads above and/or below the membrane through the use of rigid insulation board, Proofex Protection Board or a protective geotextile (300g/m² minimum weight)

Over-slab / precast floor membrane installation

The top surface of the concrete slab or precast flooring system (plank or beam and block) should be free from ridges, undulations and sharp projections. If this is not the case the membrane should be laid onto a protective layer such as rigid insulation boards or a geotextile (300g/m² minimum weight).

Laying

The membrane should be laid neatly without creases with the black surface facing upwards. Angles and corners should be formed in accordance with Fosroc standard detail drawings with the membrane tucked well into angles and fully supported so that there are no voids underneath. At locations where there is the potential for settlement or movement to occur the membrane should be folded.

Lapping and jointing

Laps and joints may be sealed with a minimum 100mm lap by welding with specialist equipment or by using Proofex Total Tape.

Where Proofex Total Tape is to be used the membrane surfaces to which the tape is to be applied should be clean and dry. The tape should be positioned on the lower sheet 50mm away from the edge of the membrane. Firmly bond to the membrane with a solid wheel roller before removing the protective film from the tape. Position the second upper sheet over the tape to form the 100mm lap with the edge of the membrane flush with the edge of the tape. Ensure that the surface of the membrane that is to bond to the tape is clean and dry before removing the protective film from the tape and firmly bonding the membrane to the tape using a solid wheel roller. N.B. There should be no gaps in the tape installation.

Welded joints should be undertaken by a Construction Skills NVQ Level 2 qualified operative using suitable specialist equipment. The welding temperature for Proofex Total is 180°C - 240°C depending on air temperature, power supply and welding equipment condition and therefore trials should be undertaken prior to start of the welding work. The recommended welding speed is 1.5m/min on low air flow. The welded seam should be 50mm wide and positioned close to the edge of the upper membrane forming the 100mm lap. N.B. There should be no gaps in the welded seams.

All laps whether welded or taped should be integrity tested in accordance with CIRIA C735 as part of the installation assessment by an independent validation specialist in accordance with the validation plan issued for the project.

Protection

Protect the completed membrane installation adequately to prevent damage and puncture using rigid insulation board, a geotextile (300g/m² minimum weight) or Proofex Protection Board prior to continuing with the construction work. Any areas of membrane that are not immediately covered should be clearly excluded from site traffic.

Penetrations

Where possible, services should be routed such that they do not pass through the membrane, thus minimising the number of penetrations where there is greater vulnerability to gas ingress in accordance with BS8485:2015+A1:2019.

Where penetrations are unavoidable, the membrane should be sealed to the pipe or duct using Proofex Top Hats, Proofex Total Flashing Tape or Proofex 3000MR as detailed in Fosroc standard detail drawing GRB03.

Other forms of penetration such as steel stanchions or access chambers should be detailed in accordance with the relevant Fosroc standard or project specific detail drawing.



Inspection and Repair

The membrane should be inspected immediately prior to concealment and, should any holes or tears be found, these should be repaired using patches of Proofex Total taped or welded in place using Proofex Total Tape with at least a 150mm lap beyond the extremity of the puncture using the method detailed above with no gaps in the tape or welded seam. Alternatively patches of Proofex 3000MR or Proofex Flashing Strip may be used.

Installation Assessment

Where the membrane installation is required to contribute to a ground gas protection solution in accordance with BS8485:2015+A1:2019, the membrane installation should be assessed by an independent validation specialist in accordance with the project specific validation plan.

Ancillary products

Proofex Total Tape

50mm wide double-sided butyl tape for sealing lap joints and for use in detailing work.

Proofex Top Hats

Pre-formed pipe collar with a flat base to simplify pipe penetration details. Available in standard diameters 110mm and 160mm. Other sizes available to order.

Proofex Total Flashing Strip

300mm wide gas-resistant self-adhesive tape for detailing around penetrations and columns and for repair of localised damage to the membrane damaged during and after installation.

Estimating

Proofex Total

Roll width:	2m
Roll length:	50m

Proofex Total Tape

Tape width:	50mm
Tape length:	30m
Tape thickness:	1.5mm

Proofex Total Flashing Strip

Length	10m
Width	300mm
Thickness	1.5mm

Storage

Store in original unopened packaging, in cool dry conditions, away from direct sunlight.

Precautions

Health and safety

Rolls of membrane should be handled in accordance with safe working practices. Suitable personal protective equipment should be used during membrane installation in accordance with the method statement issued by the installation contractor.

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Fosroc Limited

Drayton Manor Business Park
Coleshill Road, Tamworth,
Staffordshire B78 3XN. UK

www.fosroc.com

Telephone:
+44 (0) 1827 262222

Fax:
+44 (0) 1827 262444

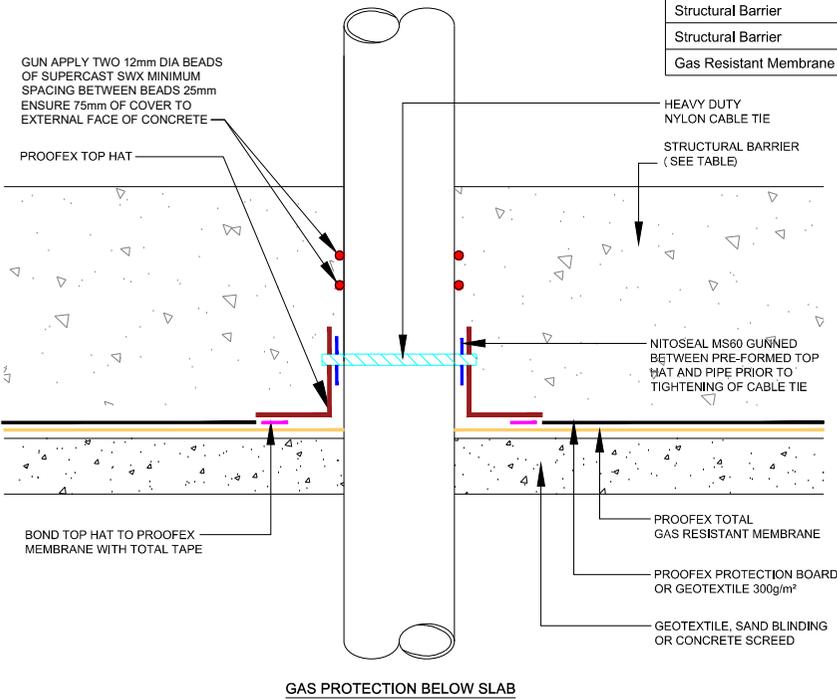
Email:
enquiryuk@fosroc.com



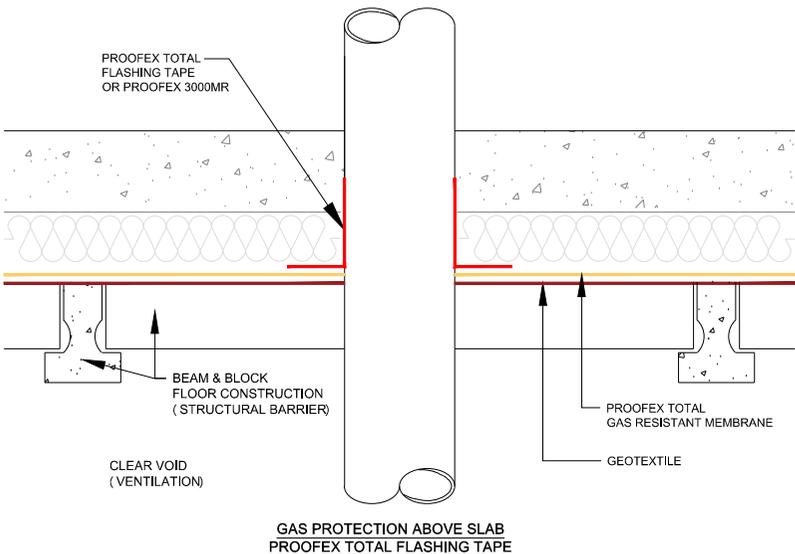
Appendix III

Design Drawings

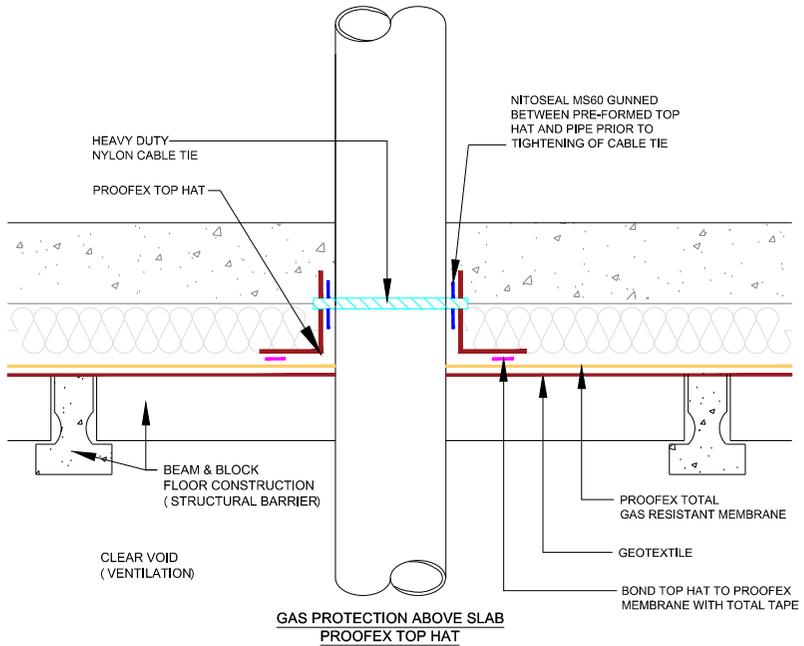
GROUND GAS PROTECTION VALUES			
Protection Type	Description	Value	Reference
Ventilation	Passive Sub-floor dispersal layer (Clear Void)	1.5 - 2.5	BS8485:2015 (Table 6)
Structural Barrier	Precast suspended segmental sub-floor (e.g. Beam & Block)	0.0	BS8485:2015 (Table 5)
Structural Barrier	Cast-Insitu monolithic reinforced concrete base or wall with minimal penetrations	1.0 - 1.5	BS8485:2015 (Table 5)
Structural Barrier	Supercast watertight reinforced concrete base or wall with minimal penetrations	2.0	BS8485:2015 (Table 5)
Gas Resistant Membrane	Proofex Total gas resistant membrane (Installation verified in accordance with CIRIA C735)	2.0	BS8485:2015 (Table 7)



GAS PROTECTION BELOW SLAB



**GAS PROTECTION ABOVE SLAB
PROOFEX TOTAL FLASHING TAPE**



**GAS PROTECTION ABOVE SLAB
PROOFEX TOP HAT**

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Rev	Details	Date	By
B	ABOVE SLAB DETAILS ADDED NOTES ADDED TO TABLE	03/11/20	MW
A	GEOTEXTILE NOTE ADDED NOTE ADDED TO TABLE	01/01/19	MW

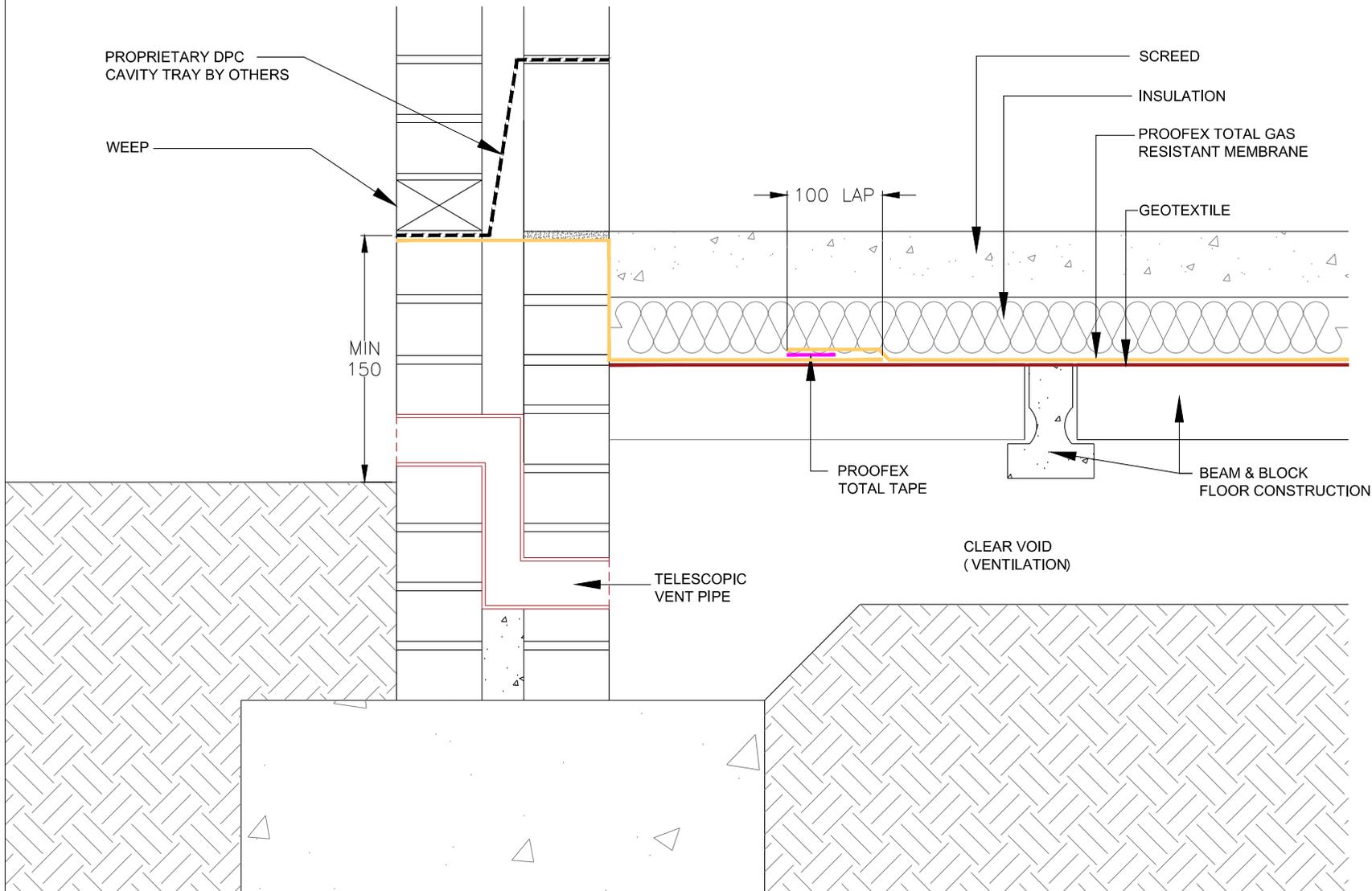
Project
**GAS RESISTANT BARRIER
STANDARD DETAIL**

Drawing Title
**PROOFEX TOTAL GAS
RESISTANT MEMBRANE
AT SERVICE ENTRY**

	FOSROC LIMITED, Drayton Manor Business Park, Coleshill Road, Tamworth, Staffordshire, B78 3XN. Tel: 01827 262222 www.fosroc.com
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Status		PROPOSED	
Drawn By	MW	Checked By	GS
Date	03/01/2018	Scale	NTS
Drawing No.	GRB03	Rev	B

GROUND GAS PROTECTION VALUES			
Protection Type	Description	Value	Reference
Structural Barrier	Precast suspended segmental sub-floor (e.g. Beam & Block)	0.0	BS8485:2015 (Table 5)
Ventilation	Passive Sub-floor dispersal layer (Clear Void)	1.5 - 2.5	BS8485:2015 (Table 6)
Gas Resistant Membrane	Proofex 3000MR gas resistant membrane (Installation verified in accordance with CIRIA C735)	2.0	BS8485:2015 (Table 7)
Gas Resistant Membrane	Proofex Total gas resistant membrane (Installation verified in accordance with CIRIA C735)	2.0	BS8485:2015 (Table 7)



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B	LAP 100mm. 3000MR REMOVED. INSULATION ADDED. TOTAL RE-ROUTED	19/05/21	MW
A	TOTAL TAPE ADDED. TABLE ALTERED. SCREED NOTE REMOVED	01/01/19	MW
Rev	Details	Date	By

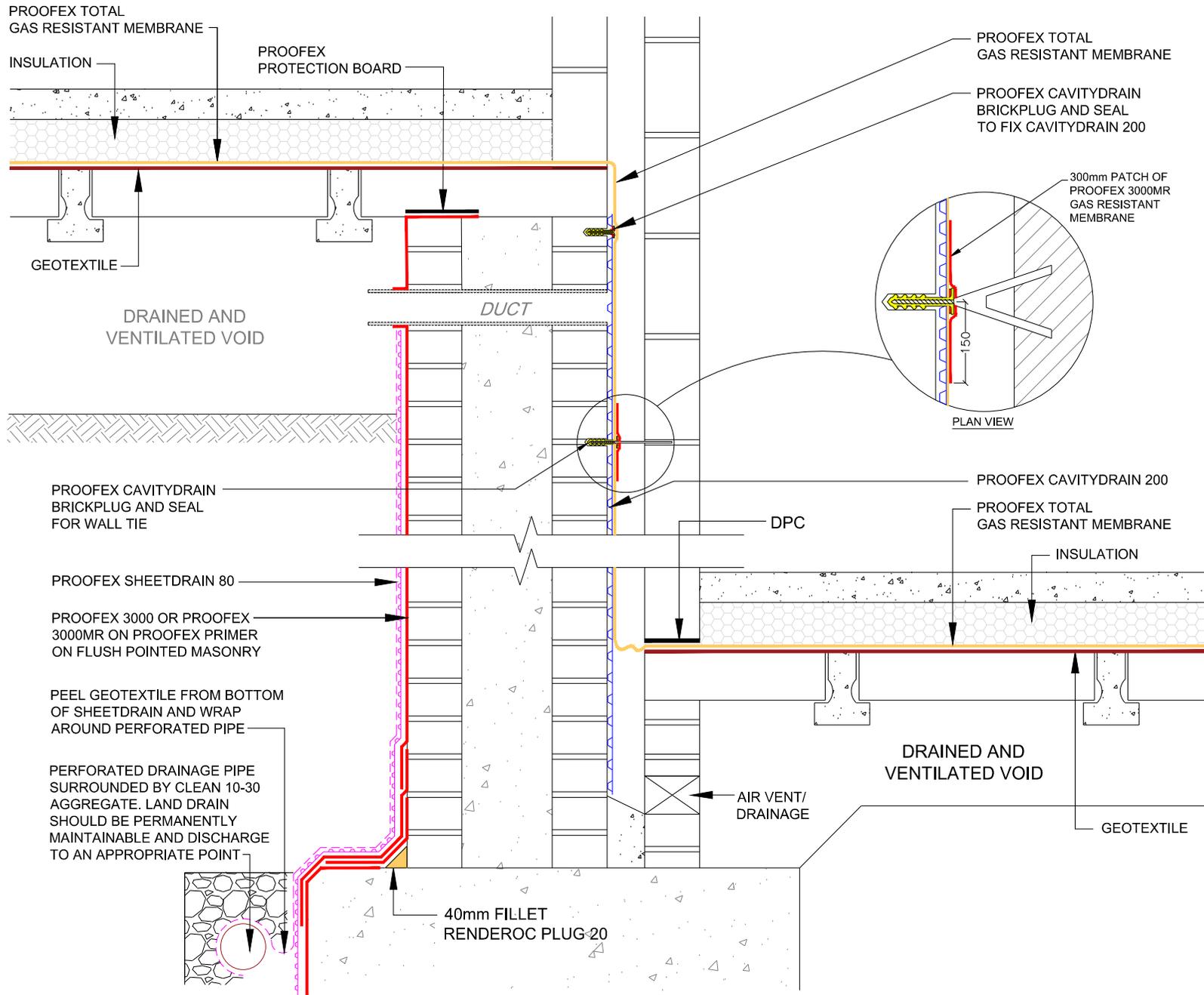
Project
GAS RESISTANT BARRIER STANDARD DETAIL

Drawing Title
PROOFEX TOTAL GAS RESISTANT MEMBRANE WITH BEAM & BLOCK FLOOR CONSTRUCTION

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Status
PROPOSED

Drawn By MW	Checked By GS
Date 03/01/2018	Scale NTS
Drawing No. GRB08	Rev B



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Rev	Details	Date	By
-	-	-	-

Project
**HOUSE BUILDERS
 STANDARD DETAIL**

Drawing Title
**WATERPROOFING & GAS
 PROTECTION TO STEPPED SITE
 WITH BLOCK & BEAM
 CONSTRUCTION WITH RADON GAS
 PROTECTION REQUIRED**

	FOSROC LIMITED, Drayton Manor Business Park, Coteshill Road, Tamworth, Staffordshire, B78 3XN. Tel: 01827 262222 www.fosroc.com
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Status
PROPOSED

Drawn By MW	Checked By GS
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Date 25/02/2020	Scale NTS
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Drawing No. HB07	Rev -
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