



# LABC Warranty : Podium deck Guidance

- Who are we and what we provide?
- Why did we produce the guidance?
- Design Considerations
- What claims have we had?

# Who are we and what we provide?

- We are a latent Defects insurer providing a **10 and 12 year Warranties** on new building projects. We cover not just Residential but Commercial also as well as mixed use.
- The **first two years** of cover is the **Defects insurance period** which covers 'Failures to comply with a Functional requirement of the **Technical Manual**. It is in this first two years the Developer is responsible for rectifying any **defect** but:
- We may step in if the developer
  - Cannot carry out the necessary work because they have become insolvent or
  - Not carried out the work in a reasonable time
- Typical **defects** include:
  - Failure to meet a minimum level of finish or Tolerance e.g. roof back falls or uneven internal finishes
  - A floor screed has cracked excessively due to poor mixture / construction
  - A septic tank has been incorrectly anchored and has started to 'float' due to the water levels
  - An existing timber ground floor in a conversion has started to suffer rot due to new outside ground levels blocking cross ventilation
- Our most common claim is Water ingress – even in the first two years!

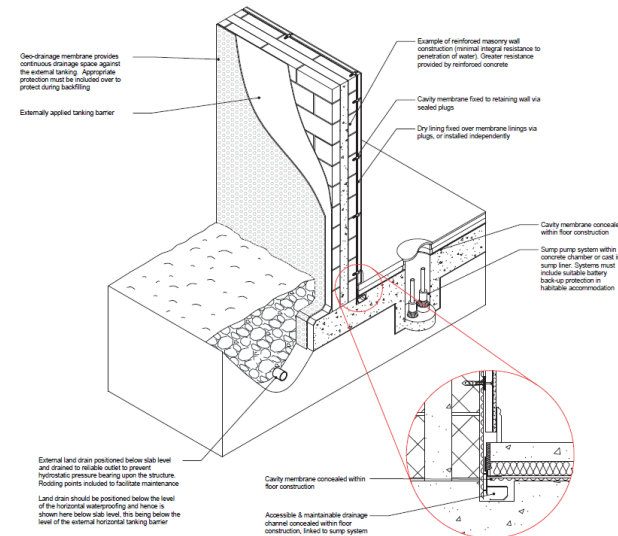


# Who are we and what we provide?

- The **Technical Manual** sets out a level of standard buildings must achieve to have our Warranty in place.
- It provides **Functional requirements** which must be complied with to meet our standards
- It provides **supporting Guidance** to give acceptable solutions for meeting the **Functional requirements**.
- Version 10 of the LABC Warranty Technical Manual is the current document



## 2.2.5 WATERPROOFING SYSTEMS: Typical example of a combined system - Type A+C



# Who are we and what we provide?

Years 3 -10 cover the '**Structural insurance**' period

This covers Claims to the property affected by '**Major damage**'.

**Major Damage** can be either :

- Destruction of or physical Damage to a property caused by a Defect in the design, workmanship, materials or components – to the Structure or Water proofing elements of the external envelope or
- A condition requiring immediate remedial action to prevent destruction or physical damage

Typical examples include:

- Foundation failures
- Water ingress through the Walls, windows and doors and roofs causing damage
- Water ingress due to failures of waterproofing systems in Basements, floors and podiums

# Why did we produce the guidance?

- Podium Decks are commonly used in developments especially on Major development projects
  - But there are no **formal standards** to provide Best practice for Podium decks. Unlike the British Standards for flat roofs BS6229 or basements BS8102
- Podiums can take many forms both small and large
- There are the risks of water ingress to other parts of the building
- We have had claims
- We felt the need to provide guidance to clarify our Warranty stance and help reduce risk of claims.

# Why did we produce the guidance?

The new guidance was added into Section 11 Roofs of the **Technical Manual** and joined other guidance for Blue roofs, Green roofs as well as Flat and pitched roofs.

The guidance was based on **Claims experience** so far, and identifies the **key Water proofing issues** we have dealt with .

I.E.

- Ponding and lack of falls
- Collection of surface water AND Insufficient drainage outlets
- Storm surges from adjacent buildings discharging onto podium decks
- Ineffective water proofing systems
- Poor detailing at penetrations and thresholds

# Why did we produce the guidance?

## Definitions:

We needed (for Warranty purposes) to define “**What is a podium deck**”

## Our Warranty definition is:

*“An externally weathered elevated platform over an unconditioned (unheated or sound proofed) space.”*

The requirement to waterproof is to:

- Protect the deck surface from water accumulation and
- Prevent the ingress of water to the space below and
- Prevent ingress of water to adjacent buildings

Also: *“When is a Podium deck not a podium deck?”*

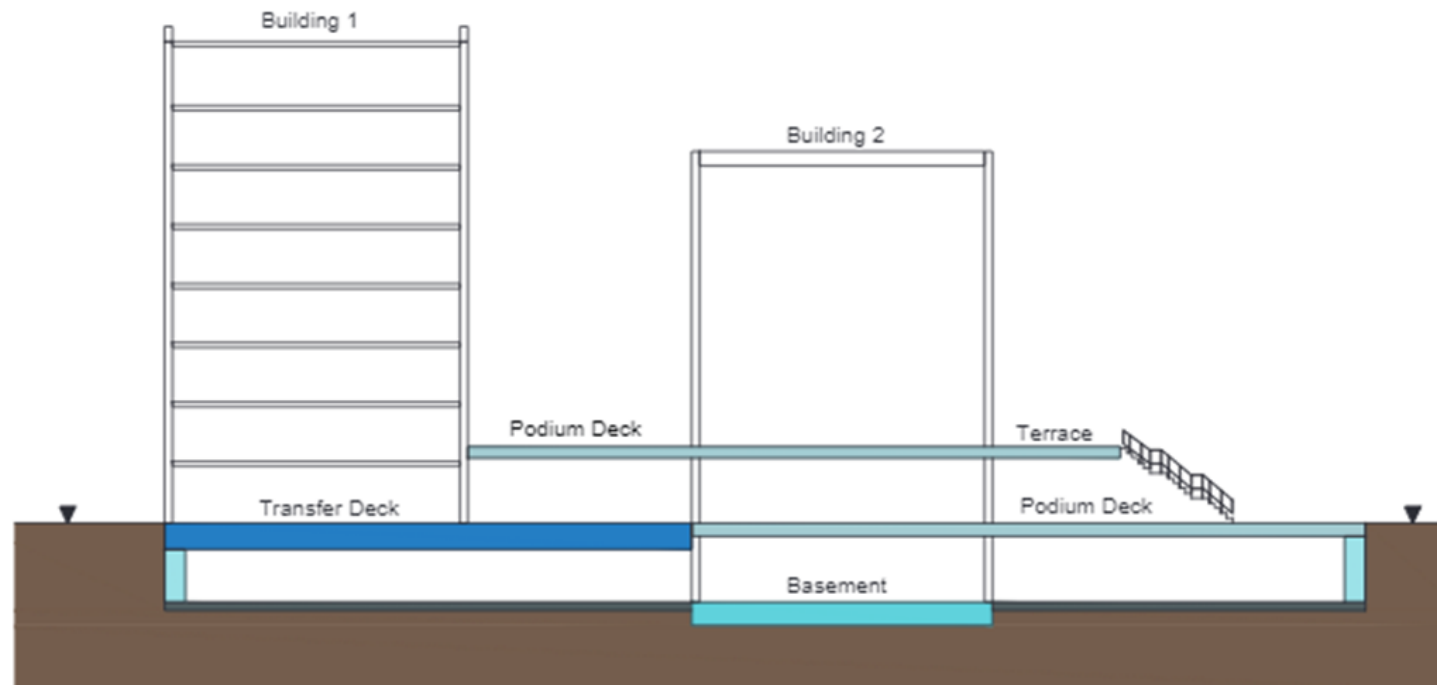
Where the space below a proposed deck is conditioned (heat and sound) - It would no longer be considered as a ‘Podium’ and instead is an **insulated flat roof deck**.



# Why did we produce the guidance?

## Types of Podium deck:

- Can be at elevated levels as well as ground level
- Can be part of a large development including transfer decks supporting accommodation and with car parking underneath
- Can be a simple access deck serving two dwellings that are on split levels



# Design Considerations:

The new guidance requires clients / Designers / Architects / Engineers and sub contractors (including waterproofing )to provide information to support the proposed design (and subsequent construction)

This includes:

- The structural performance of the slab for surface treatment, finishes and drainage
- The appropriate Water proofing measures
- Architectural and landscaping placed on the podium deck
- Management of surface water around landscaped features to drainage points
- Drainage from the podium deck

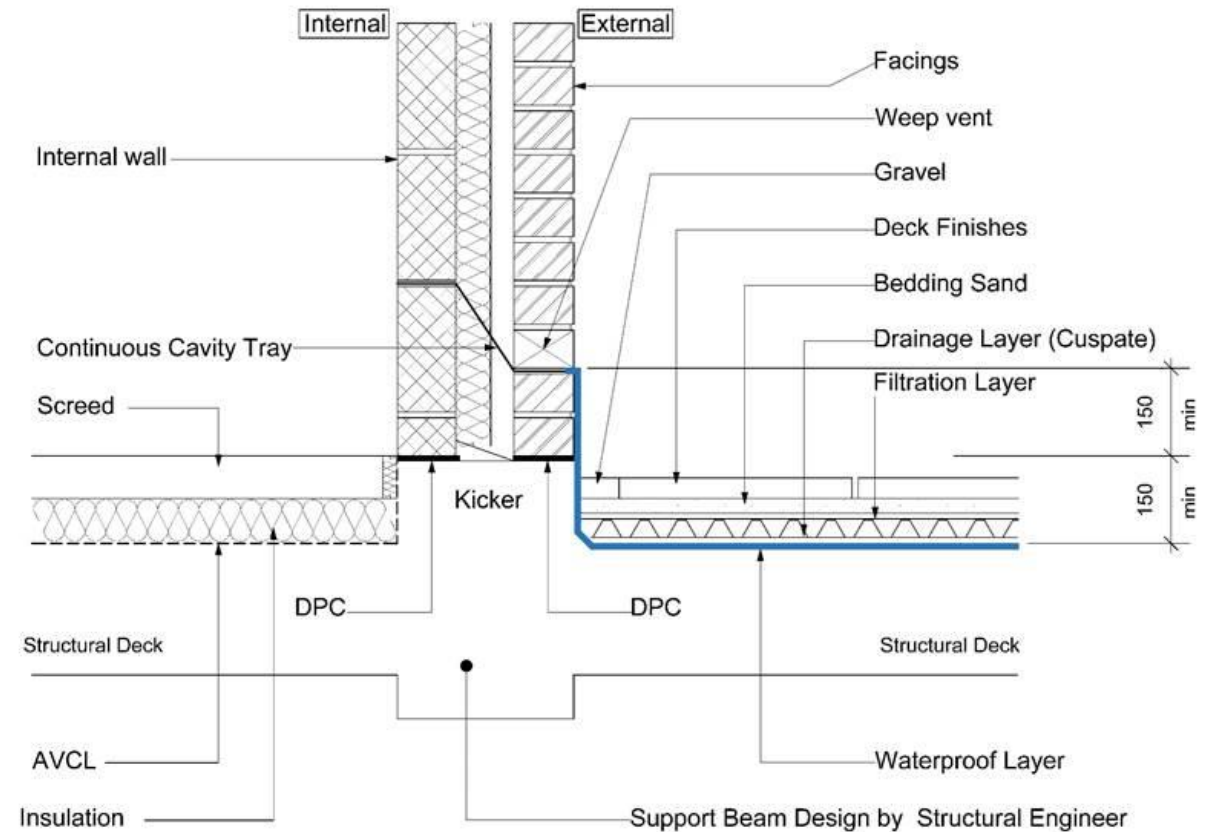
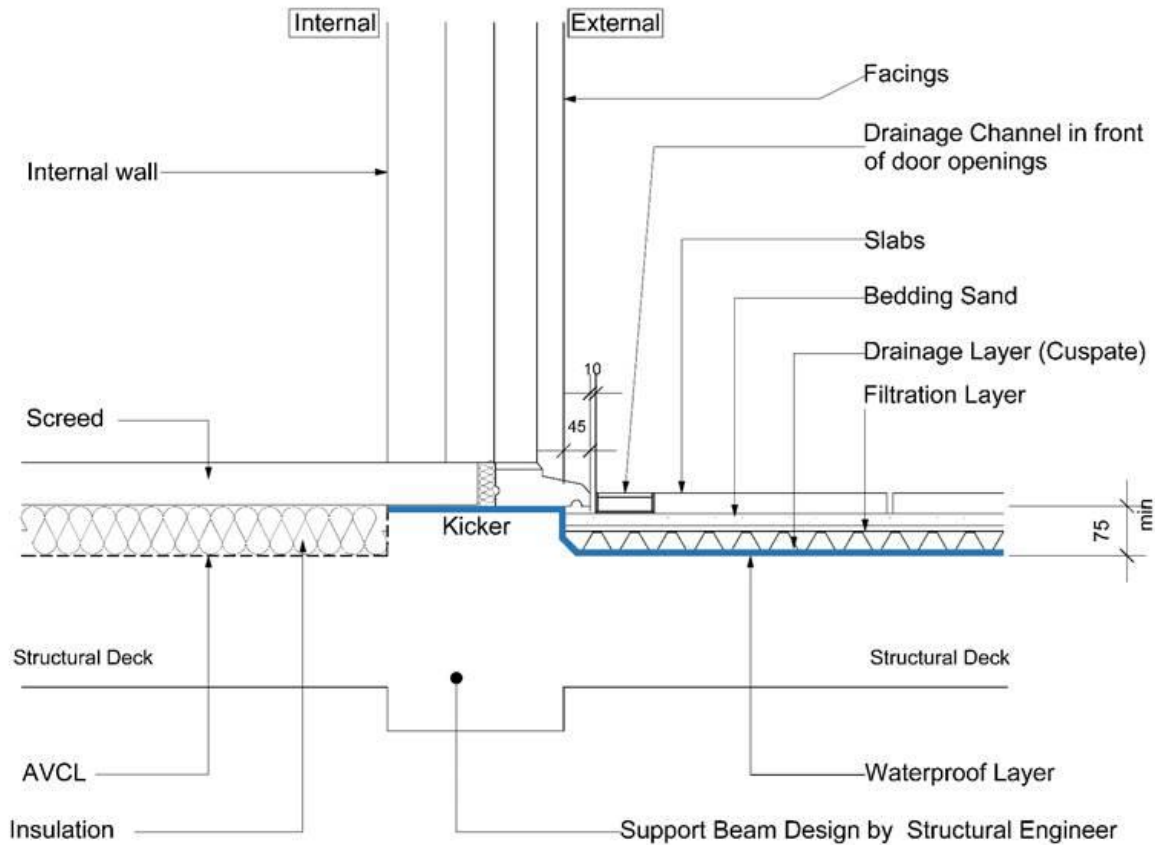
# Design Considerations:

Some of the key detailing often done incorrectly are:

- Waterproofing around penetrations
- Waterproofing at abutments
- Threshold detailing
- Insufficient drainage outlets / poor access to / maintenance
- Insufficient allowance for falls (including deflection)
- Changes in specifications of materials

# Design Considerations:

Threshold and Abutment detailing:



# What claims have we had?

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# Its not all bad!











# And more!











# In Conclusion:

## **From a Warranty position:**

To manage the risk and avoid potential defects / damage:

All parties involved in the design and construction need to satisfy our Warranty surveyors that sufficient information is provided in a timely manner to demonstrate the proposed Podium deck has been designed correctly.

This includes:

- The structural performance of the slab for surface treatment, finishes and drainage
- The appropriate Water proofing measures are in place
- Architectural and landscaping placed on the podium deck are allowed for in the design
- Management of surface water around landscaped features to drainage points is provided
- Drainage from the podium deck is carefully considered and executed.