

CASE STUDY

Waterproofing & Boundary Issues

Location: Greenway Avenue, Lenah Valley, Tasmania

The Problem

An owner-builder engaged an architect to design an extension to his 1930s suburban house utilising part of an existing outbuilding. Difficulties arose when the building surveyor pointed out that the walls of the outbuilding to be retained were, in fact, right on the boundaries of two neighbouring properties. This meant that the proposed drainage around the new extension would not be possible because it would have to be sited on the adjoining properties.



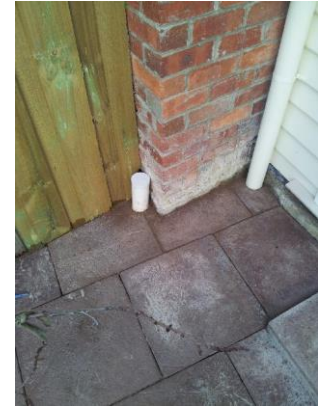
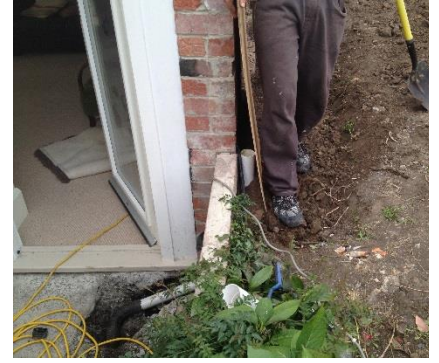
The owner was faced with the prospect of pulling down the walls and building new walls with drainage on the outside, not to mention the cost of new boundary fences. The major disappointment, though, would be the loss of space in the new room.

The Solution

The soil against the walls was excavated and the walls cleaned and dried before tanking with a liquid membrane. Capiphon belt was then laid on its edge directly against the wall and held in place with bricks or pieces of timber.



Coarse sand was then poured down a piece of form plywood to cover the belt while pinning it to the wall at the same time. The spoil (excavated soil) was then heaped up against the plywood. This resulted in a 3-4 cm wide vertical layer of coarse sand against the wall.



The Capiphon belt from the neighbour's side hidden by sand; the belt poking between the wall and the fence, and into the stormwater pipe (arrow); and the finished job.

Capiphon Advantage

- Minimal excavation.
- Minimal (2mm) intrusion into neighbouring properties.
- No need for aggregate.
- Therefore no need for core-flute protection of bitumen paint (sealant or tanking), and
- No need to remove spoil.

Requirements

- 20 metres of Capiphon belt.
- ¼ m³ coarse sand.

