

CORNERSTONE INSULATING RENDER

Part C

February 2019



The clauses and caveats within Approved Document L1B enable solid wall buildings to not conform to standards for insulation if proven that it will negatively impact the performance and the building fabric. We regularly see that whilst these clauses are accepted, there can be issues with Approved Document C – Site preparation and resistance to moisture and contaminants.

Below are several quotes from Part C;

Section 0: General

Driving rain can penetrate walls directly through cracks or joints between elements, and damage the structure or internal fittings or equipment. Surface condensation from the water vapour generated within the building can cause moulds to grow which pose a health hazard to occupants. Interstitial condensation may cause damage to the structure.

A vapour permeable system will firstly buffer water ingress and promote moisture movement so it cannot be built up. Being vapour open it will not allow for condensation and will naturally manage these risks.

Section 5: Walls

5.2a – walls should resist the passage of moisture from the ground

Older solid walls do not usually have a DPC, also injected DPCs are proven to fail on this type of construction.

5.2c – walls should resist the penetration of precipitation to components of the structure that might be damaged by moisture.

5.2d – walls should resist penetration of precipitation to the inside of the building.

If the wall is built correctly (mortar etc.) the lime will actively look to release moisture so it does not reach the internal. If there are concerns related to water penetration, exposure etc. a lime render externally will act as a buffer, as will an internal plaster. Plus, suitable paints, such as mineral based paint will reduce water ingress by up to 95%, whilst remaining fully vapour permeable so this should not prove an issue.

5.2f – walls should not promote surface condensation or mould growth, given reasonable occupancy conditions.

Lime is vapour open, condensation only occurs on vapour closed surfaces. Plus, the natural alkalinity of the lime actively fights mould growth.

CORNERSTONE READY MIXED MORTARS & RENDERS

Manufactured at Brims Park, Old Callywith Road, Bodmin, Cornwall, PL31 2DZ

Tel: 01208 79779 Web: www.cornishlime.co.uk

CORNERSTONE INSULATING RENDER

Part C

February 2019



Limitations of Requirements

The requirements in Part C address health and safety, and do not seek to protect the building for its own sake. Thus, the degree of precautions needed to comply with Part C will be influenced by the intended use of the building. Part C may not apply where it can be demonstrated that it will not serve to increase the protection to health and safety of any person habitually employed in the building in question.

If following the guidelines of L1B it will actually negatively impact the structure when it comes to part C by increasing the risk of interstitial and surface condensation. The two do not technically work in conjunction and this can be demonstrated.

If there are any questions regarding Building Regulations or Planning using these materials please contact us, we have extensive documentation proving suitability and performance of this product.

CORNERSTONE READY MIXED MORTARS & RENDERS

Manufactured at Brims Park, Old Callywith Road, Bodmin, Cornwall, PL31 2DZ

Tel: 01208 79779 Web: www.cornishlime.co.uk