

Building Regulations B1 B2 and E2

B1.3.4 Due allowance shall be made for:

(a) The consequences of failure,

B1.3.2 *Buildings, building elements and sitework* shall have a low probability of causing loss of *amenity* through undue deformation, vibratory response, degradation, or other physical characteristics throughout their lives, or during *construction* or *alteration* when the *building* is in use.

B1.3.3 Account shall be taken of all physical conditions likely to affect the stability of *buildings, building elements and sitework*, including:

- (a) Self-weight,
- (b) Imposed gravity loads arising from use,
- (c) Temperature,
- (d) Earth pressure,
- (e) Water and other liquids,

PERFORMANCE

B2.3 From the time a *code compliance certificate* is issued, *building elements* shall **with only normal maintenance** continue to satisfy the performances of this code for the lesser of; the *specified intended life* of the *building*, if any, or:

- (a) For the structure, including *building elements* such as floors and walls which provide structural stability: the life of the *building* being not less than 50 years.
- (b) For services to which access is difficult, and for hidden fixings of the external envelope and attached structures of a *building*: the life of the *building* being not less than 50 years.
- (c) For other fixings of the *building* envelope and attached structures, the *building* envelope, lining supports and other *building elements* having moderate ease of access but which are difficult to replace: 15 years.
- (d) For linings, renewable protective coatings, fittings and other *building elements* to which there is ready access: 5 years.

Clause E2—EXTERNAL MOISTURE

OBJECTIVE

E2.1 The objective of this provision is to safeguard people from illness or injury which could result from external moisture entering the *building*.

FUNCTIONAL REQUIREMENT

E2.2 *Buildings* shall be constructed to provide **adequate** resistance to penetration by, and the accumulation of, **moisture from the outside.**

PERFORMANCE

E2.3.1 Roofs shall shed precipitated moisture. In locations subject to snowfalls, roofs shall also shed melted snow.

E2.3.2 Roofs and exterior walls shall prevent the penetration of water that could cause undue dampness, or damage to *building elements*.

E2.3.3 Walls, floors and structural elements in contact with the ground shall not absorb or transmit moisture in quantities that could cause undue dampness, or damage to *building elements*.

E2.3.4 *Building elements* susceptible to damage shall be protected from the adverse effects of moisture entering the space below suspended floors.

E2.3.5 **Concealed spaces and cavities in buildings** shall be constructed in a way which prevents external moisture being transferred and causing condensation and the degradation of *building elements*.

E2.3.6 Excess moisture present at the completion of *construction*, shall be capable of being dissipated without permanent damage to *building elements*.