

# Avoid Bridging Damp Proof Courses

It is vitally important that you ensure that your sub-contractor is not bridging a Damp Proof Courses (DPC) with the external works says our technical expert, Don Waterworth.



**It is vitally important that you ensure that your sub-contractor is not bridging a Damp Proof Courses (DPC) with the external works, i.e. garden beds, paving, writes Don Waterworth.**

The Building Regulations and Good Building Practice state that, any external ground level should be 150mm below the DPC. The reason for this is that moisture running towards the property or sitting close to or above the DPC,

can bridge the DPC and cause internal dampness to the internal fabric, which will give you an irate customer and remedial costs.

## Observe the landscape

Take a look at the image, this was a conservatory that had been completed then landscaped to include for the pebble finish that can be noted in the photograph. Unfortunately, the contractor had clearly not understood

the need to avoid bridging the DPC - the finish level of the pebble finish was approximately 125mm above the course!

## Who pays?

Therefore in this situation, should the landscape chap been brought in by your company, then you are liable for the actions of your sub-contractors and would need to rectify this problem. I inspect many instances where sub-contractors have made a mess of works and cost the main contractor a fair sum of money. You must always pursue any sub-contractors that you have employed which do not come up to the mark and whose actions cost you money to rectify.

## If caught, go to court

All trades people are professional and must reach professional standards, if this standard is not met and you are left out of pocket, you should pursue the offender through the law courts. In the window and conservatory industry, sub-contractors get away with too much bad work without being pursued – Don. [i](#)

## Picture:

This was a conservatory that had been completed then landscaped to include for the pebble finish which was approximately 125mm above the DPC.