

## PRESIDENT'S ADDRESS



*What a year to remember or perhaps many will want to forget.*

It's been a tough one and just that little bit tougher in the Victorian region for reasons we all know about.

Ok, enough of that, let's look at what we have managed to achieve even without personal contact and using Zoom, Teams, Google Meet, Facebook Messenger and others I can't think of right now. I must point out that everything has taken 3 times longer with the Covid restrictions, which has hampered our objectives this year, hopefully we can pick up the pace with the lifting of restrictions. The Technical committee have all been working extremely hard (especially Karl Wootton for taking the lions share) on the AIW Below Ground Waterproofing Guide which is based on the British Standard and being adapted to Australian use. A special **SHOUT OUT** to each and every one for their extra time devoted to this guide. We hope to have this completed very soon. The AIW intends to make this guide available to AIW members for their exclusive use (to start with), this will be a marketing edge for those AIW Members involved in this type of work, as it will be the only guide available of this calibre in Aust. We hope to have this guide become the main instrument for below ground work.

The Committee see this as a major benefit to AIW members, we hope you will too.

Connection to the VBA (Vic Building Authority) recently has opened up an avenue for the AIW to start a webinar series which will be hosted by the AIW with Byron Landeryou using his webinar series as a basis (Thanks Byron) and a Q&A panel made up of David Hepworth, Barry Tanner, Karl Wootton and myself. This will give some valuable information to approximately 25 VBA Inspectors, on what they should be looking for on sites when it comes to waterproofing. We see this a giant step forward in Victoria for the AIW as it puts the AIW in the position of being the recognized authority on waterproofing. We presume this will open up a great deal of interaction with the VBA.

With the Queensland subcommittee (Roadshows for the QBCC etc.) and the NSW subcommittee (direct engagement with the NSW Building Commissioner) also interacting with local Government entity as well we are finally spreading out across Australia.

A recent article in 'Built Magazine', 'Property Manager Aust' amongst others are being published regularly with information on what type of failures can occur if waterproofing is not selected and or performed correctly. By educating the end users it lifts the game so the dodgy contractors (or the ones that simply "don't know") are gradually moved out of the industry.

*Here are some links to a few of these if you would like to read:*

- [Committed to Raising Waterproofing Standards in Australia](#)
- [Waterproofing Balconies in Australian Construction](#)
- [Committed to Raising Waterproofing Standards and Standards in Australia](#)

This is a major win for all our AIW members across Australia, this is what we are doing for you. The AIW is giving you a larger and more

professional voice which you can be proud of.

I have put the AIW forward as a nominee in the A20 APAC Association Awards, so maybe we will get recognized in that as well.

Now, a word of warning. The economic downturn is causing problems for many and I would urge you to be on guard for getting paid. If you don't already do it I would urge you to get deposits, make progressive claims regardless of the size of the job. As a remedial waterproofing contractor, I have just managed to re-coup a final payment from a maintenance builder in Melb on a sizable remediation job that took around 16 months to get and considerable legal expenses, not to mention the stress of constantly chasing. I am sure most of you will appreciate this pain in this scenario. If you do end up in this sort of bun fight, don't feel as if you have to weather it alone. There is a bunch of people who can help, sometimes even just to have word and talk it over - My door is always open and I'm sure other committee and members would help as well. We need to look out for each other. Being a builder, I am also a member of the Master Builders Association, they provide a free legal advice service to paid up members which is very good. It would be wise to be looking at becoming a Building Practitioner with classification of "W" (waterproofing) sooner rather than leaving until it becomes mandatory. There will be lots more happening in the New Year with Trade Nights, Industry Talks, Supplier Presentations, Awards, (maybe) a Conference and more. Looking forward to a future where we can meet face to face once again. The AGM this year will be held over Zoom and will be an administrative only, so no gathering this year, save it up for next year.

I take this opportunity to wish all our members a Very Merry Xmas and a Happy & Prosperous New Year.

Paul Evans  
AIW PRESIDENT

## Mould in bathrooms

With the requirements of making buildings more energy efficient one of the main methods has been to make them more airtight, less leaky to air flow. This results not only in energy efficiency but also makes them more prone to moisture build up from many sources, not only from water using devices used within the building, but also from moisture expired from the breathing of the occupants. Moisture loss from breathing is one of the ways that we control our temperature together with our sweat glands.

Mould and Lichen spores are in the environment everywhere and are very small so are in the air within buildings all the time. Mould and Lichen are the first organic growths to start the breakdown of both organic and in-organic matter back into soil. Once their spores land on a damp surface they will produce a new colony and once started they tend to develop a microclimate around the colony to rapidly spread the growth? The most common that occurs in bathrooms is known as black mould due to its colour (the botanical name is *Stachybotrys Chartarum*). It usually starts as a few spots and if not treated quickly will propagate across that surface and spread onto other surfaces. As it

is firstly a surface growth, the fungicides that are added to paints tend to lose their surface effectiveness due to continual cleaning. The fungicide below the surface will, however, stop the mould growth down through the paint.

Most bathrooms, including ensuites, tend to be located on the southern side of houses

should be noted that these fans often fail to cause air flow over a ceiling surface making it a good breeding place for mould.

Unless bathroom surfaces are dried then with the mould spores ever present in the atmosphere, they will continually propagate on damp surfaces. The photograph below, while not being of a bathroom, shows how bad the propagation can develop if not treated in a short period of time. This deck was covered by a wide eve overhang, so condensation only occurred under the uncovered section along the external brickwork side with that under the eve having no condensation. While that with no eve overhang has extensive mould growth even progress down onto the supporting joists and also a secondary development of white fungus can be seen.



with the northern aspects used for living spaces for light and natural warming. So, dampness on the surface is a problem with southerly facing bathrooms especially when sealed against ventilation. The amount of dampness that occurs on walls and ceilings can be visually seen with the condensation that occurs on mirror surfaces in bathrooms especially in the cooler months. The best way to prevent dampness occurring on surfaces is to have an air flow, so extended use of a ventilation fan is of great assistance. It

Being in below deck area not used and closed off it had been allowed to develop uncontrolled over about five years. It must be noted that particleboard as a substrate for decks is no longer allowed because of condensation problems.

Mould growth is often blamed on defective waterproofing but poor ventilation with resulting surface condensation is the main cause of the problem especially with more airtight construction now required.

Did you know that our past newsletters can now be found on the AIW website?  
Packed full with industry updates and waterproofing best practice tips they are well worth a read.  
Check out what you missed under our 'News' tab --> <https://www.waterproof.org.au/newsletters/>



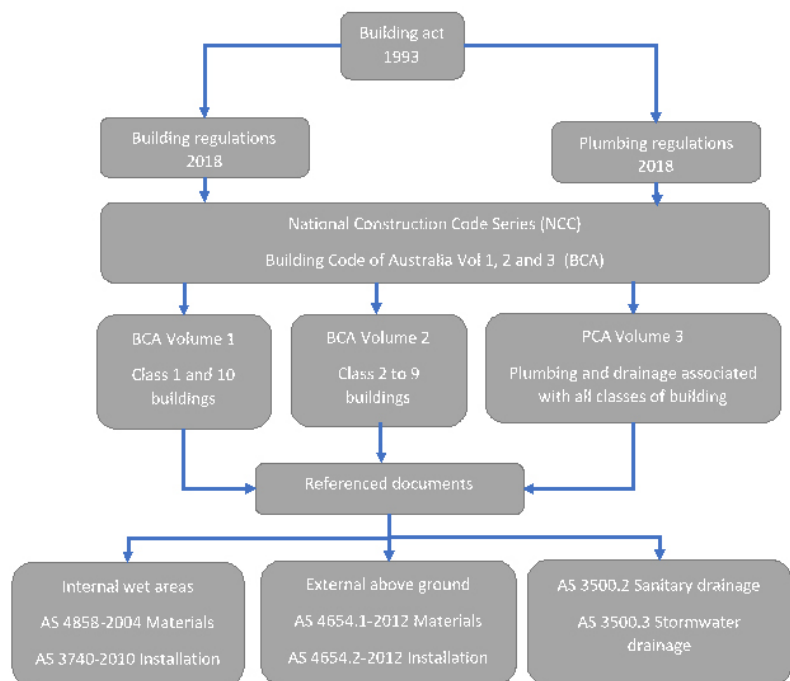
## WHAT GOVERNS BUILDING REGULATION IN AUSTRALIA

As a responsible waterproofing contractor, you have a responsibility to be familiar with and follow the Australian building regulations. As a business owner you should be able to apply a sufficient level of skill with understanding your businesses place in building regulations and be proficient in adhering to those Australian standards which are applicable to your part of constructing a building. You are not required or expected to have a complete understanding of the regulatory system, but it is important as a business owner that you understand your part in the process.

The flow chart below shows the hierarchy of controls which provide the framework within which construction is undertaken in Australia. These regulations provide a set of legal rules for building construction, building certification and building standards. This should not be confused with building contracts which is another separate set of regulations governing the contractual obligations between 2 or more parties to enter into a legally binding agreement. These include the terms and conditions in a legal document that sets out the scope of the work, risks, duties and legal rights of both builder or waterproofing contractor and client.

The following chart provides a schematic view of the process of regulation. It should be borne in mind that each state may have its own variation on some of these.

Remember that these regulations include not only new construction but also include repairs and extensions. There is an expectation that no matter the size of the



"work" being undertaken that the work will be done with due skill and competency and that the finished result will be fit for purpose.

**What documents are included within building regulations?**

Building regulations include such requirements as building permits, building inspections, occupancy certificates.

**What is a referenced document?**

A referenced document is one that is called up within the National Construction Code for the purposes of setting a particular standard to be met to fulfill the required minimum performance of a part of a building. For waterproofing there are 4 principal documents which are referenced (named within the particular section of the building code relating to that building part)

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### Internal Wet Areas

- AS 3740-2010 waterproofing for domestic wet areas: This standard set out the methods of installation

- AS NZS 4858-2004 Wet area membranes: This standard sets out the classification of membranes based on their elastic properties which can then be used to give guidance on the type of detailing for a specific membrane referred to in AS 3740-2010

### External Above Ground

- AS 4654.1-2012 waterproofing for domestic wet areas: This standard sets out the performance requirements expected of a waterproofing membrane

- AS 4654.2-2012 waterproofing membranes for above ground use - design and installation: This standard sets out the design and installation requirements for waterproofing above ground.

### Performance provisions of the NCC series of building codes.

The BCA series of codes is based on a performance requirement set of controls. The code is set around minimum standards that must be met to satisfy the performance requirement expectations of a building and each part of that building such as wet areas, plumbing, roofing, fire regulations etc.

The Australian Standards noted above fall into a "Deemed to Satisfy" provision of the building code. If a part of a building is constructed in accordance with a standard which is "referenced" within the BCA as a minimum set of performance criteria, then it is said to meet the performance requirements of the National Construction Code and is "Deemed to Satisfy".

This simply means that if you follow the Australian Standards and supplier/ manufacturer instructions for installation of waterproofing materials and systems then you are ensuring that you are maintaining safeguards for your business and minimising your operational risks.

In the next edition we will go deeper into the Building Code of Australia and discuss how to read and interpret Australian Standards.



The AIW was pleased to welcome three new members to the team at its November AGM. We look forward to working with them and to their contributions to the Institute and the waterproofing industry. Here's a bit about our new committee members.

#### Byron Landeryou

Byron Landeryou started out 'on the tools' as a wall and floor tiler and under-tile water proofer before moving into teaching. He has taught at Holmesglen TAFE, Melbourne Polytechnic Master Builders Victoria (MBAV) and Master Builders South Australia (MBAS) and now through his own company, Waterproof Awareness. Byron webinars focus on fundamental waterproofing mistakes. Byron is a qualified Cert IV teacher who is driven to lift the calibre of the industry through improving the education around waterproofing.

#### David Previte

David has worked in construction waterproofing for the past 14 years performing various roles and witnessing the current state of construction waterproofing from many perspectives. It was this insight which led him to set up Waterproofing Integrity in early 2019, with the intention of providing a range of waterproofing quality control and compliance services. He has participated in various industry committees, most recently Standards Australia Committee BD-038 for the revision of AS3740-Waterproofing of domestic wet areas.

#### Peter Beckmann

Peter has been in the waterproofing industry for over 10 years with a broad knowledge gained through the construction and waterproofing industry in Germany, Spain, North America, New Zealand and Australia. With his international professional experiences, he is seeking to share insights and expertise to make the Australian industry for waterproofing 100% safe from the design part up-to-the evolving products that can lead our industry towards a greater good.







## Job Profile # 6748

Submitted by: Paul Evans, FEW Waterproofing & Building Services Aust.

**Address:** Melbourne  
**Date:** October 2020  
**Job Type:** Rear terrace - pool sunbathing area; BBQ area - walkway of pool edge.

### Works Description

- Initial crack injection to prevent water ingress into lower gym area until membrane can be renewed.
- Return to carry out preparation and application of membrane system prior to landscaper installing pavers.
- This job required extreme care when detailing and coating the job, as it had potential to allow water ingress to rooms below.
- Landscaper removed old pavers.
- FEW to dress slab by grinding - undulating surface - small handheld grinders used.
- Clean surfaces. Detail all posts, balustrade spigots, under-sill, light fittings, drainage outlet, set area over underground gym.
- Apply base coat of membrane.
- Apply reinforcing mesh with further membrane coat. (Mesh used as paving can damage membrane)
- Apply first top-coat in Mocha colour to check full coverage.
- Apply second top-coat of Mocha colour again to check full coverage.
- Coating built to desired 1.8mm average DFT.
- Allowed to cure out over 48 hrs.
- Landscapers install new pavers.



Install protection - Carry out Injection of swellable polyurethane grout to cracks.  
Part Two. Membrane works. (1 month after injection work)



Small grinder (due to uneven surface) to dress surface of slab.



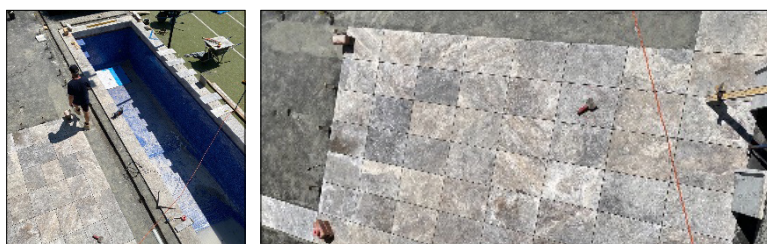
Base Coat & Mesh Coat



First Mocha Coat.



Checking for live wires or plumbing with electronic scanner before injection treatment.



Final Coat of Mocha and Paving Started. \_ Job Completed - On time - On budget



## TREATMENT TO PROTECT CHEMICAL SPILLS

### Situation:

Engineering plant room in a city central railway station is situated above a retail commercial zone. On some occasions the chemical tanks had overflow spillages which penetrated the concrete slab and dripped into the retail space below. An obvious health hazard on many fronts.

### Objective:

To secure the plant room floor to contain chemical spills.

### Strategy:

- Clear mess from previous spills and correct damaged concrete
- Shape coving around walls and install hob at doorway
- Install bond-breakers system at wall/floor coving joint, plus hobs
- Install liquid applied membrane with fiberglass reinforcing
- Final treatment coatings of chemical resistant epoxy

### Products:

Sika range

Project managed by Concrete Protection Pty Ltd



Clear penetrations and drains



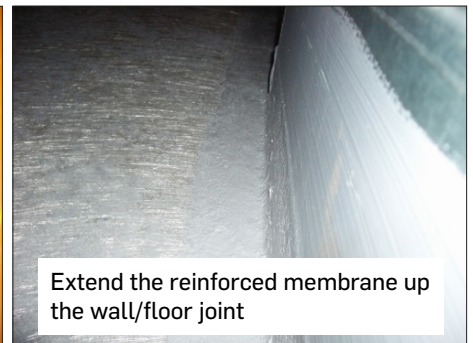
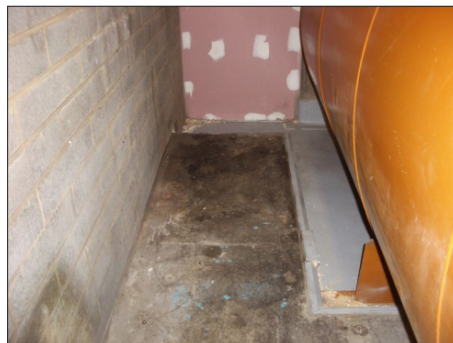
Prepare the surface for treatment



Remove damaged concrete



Chemical resistant epoxy coating over waterproofing



Extend the reinforced membrane up the wall/floor joint



Clean and prepare areas of chemical spill



Finished waterproofed membrane

## MEMBER PROFILE

**Master Menders Building Group**  
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Kew East VIC 3102  
03 9859 7200  
[info@mastermenders.com](mailto:info@mastermenders.com)

### Tell us where you started?

Master Menders Building Group was established in 1990 and is a domestic, civil and civic construction company delivering projects throughout Victoria. Master Menders focuses on restoring, renovating and repairing government, commercial and domestic buildings.

### What do you specialise in?

We specialise in building upgrades, warranty remediation, 'incomplete construction' works, 'builder insolvency' completion works and rectification works. Working with the challenges of upgrading and fixing existing buildings is what we do best. Where most of our competitors would walk away, we step in and get complex building problem solved, the right way. We pride ourselves in being able to rebuild and repair even the most impossible building defects.

### What projects are you particularly proud of?

With the diversity of work that we do, it is challenging to pinpoint particular projects to highlight. That said, our work with aged care facilities, rectification of defects in thirty-two units complex in Carrum Downs and twenty one town houses in Diamond Creek are the standouts as are those that we have won awards for.

### Who's in your Team?

Master Menders' Director, Steven Peluso and Construction Director, Michael Rose are supported by a team of professionals who have strong technical knowledge, the ability to mobilise quickly, the professionalism to deliver solutions safely and efficiently with minimal disruption to the building occupants.

### What's new in your business?

Master Menders is constantly evolving. Our commitment to and involvement with key industry bodies ensures the competent and ethical growth of our sector and the skills required to support the industry. More recently we have ventured in to aged care facilities, schools and government tenders for cladding replacement. We continue to be an active advocate in stakeholder consultations regarding the development of building regulations and standards.



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