

Durabase requires a minimum 150mm air gap under the base to ensure suitable airflow levels are met. Air flow under the base ensures moisture levels are regulated and no negative effects of moisture are caused. Airflow then feeds through external skirt vents to ensure cross ventilation is achieved.

The air gap is measured from the top of the back cill to the ground beneath. This may require a small amount of excavation on site to ensure levels are met, but on occasions, no excavation will be required.

The ground beneath the base also needs to be covered with the weed suppressant membrane that is supplied with the base.

On a **Durabase 50**, the back cill needs to be placed 18mm (the thickness of the chipboard flooring) under the internal screed level of the house if you are looking to have a seamless transition to the new base. If a step is required, you will need to determine the back cill height by including the step in your workings.

The top of the 18mm chipboard supplied with the base should be treated as if it were the top of the base screed level. Ensuring the back cill is 18mm below the existing house screed level would then mean you have a flat transition between builds.

Excavation on a Durabase 50 can vary, but is usually approx 50-75mm.

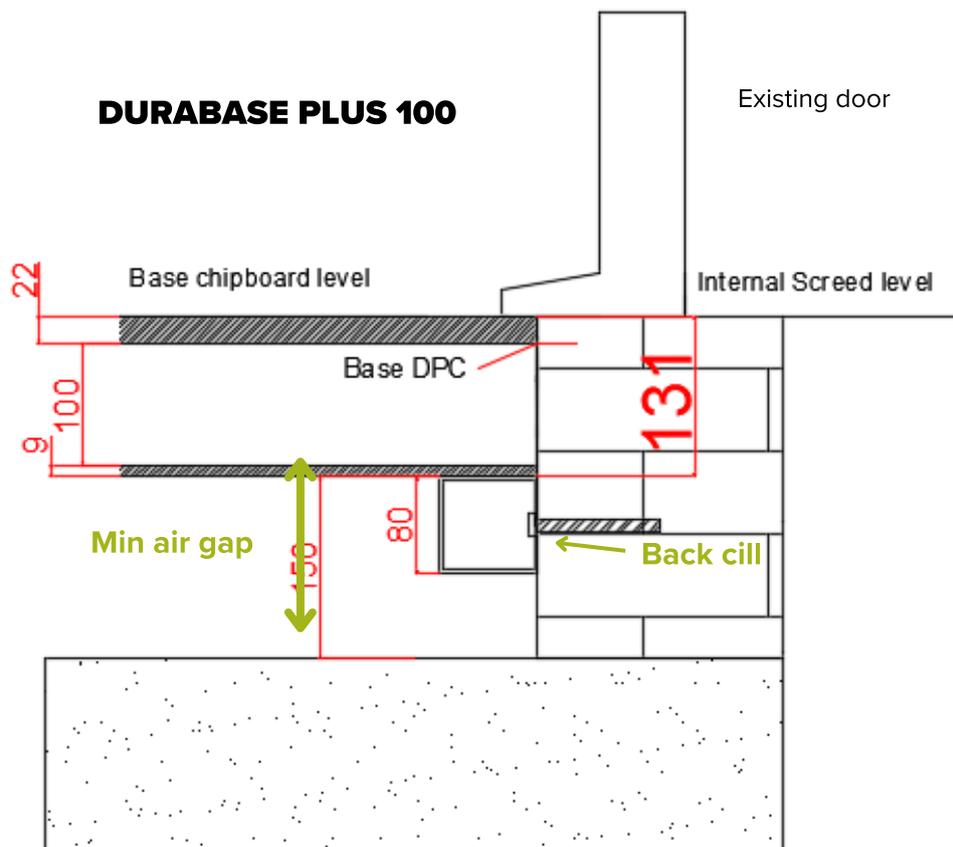
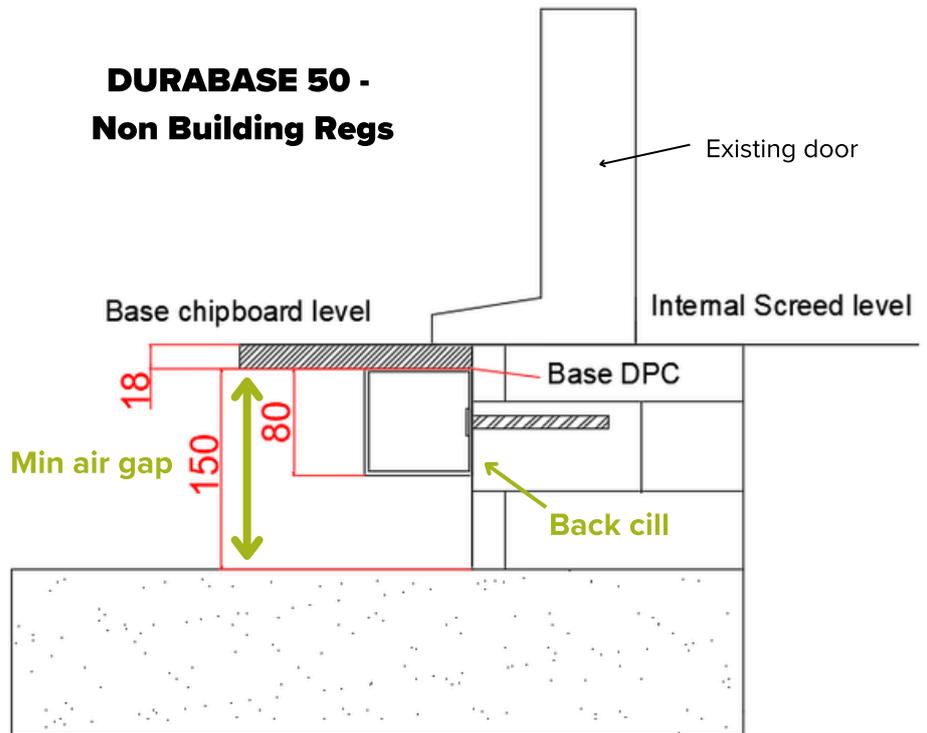
The **Durabase Plus 100** (Building Regs base England and Wales) also requires a **minimum 150mm** air gap from the top of the back cill to the ground beneath.

The back cill is set further down on a Durabase Plus 100 due to the thickness of the 22mm chipboard, 100mm PIR insulation and 9mm Ply, which needs to be accounted for.

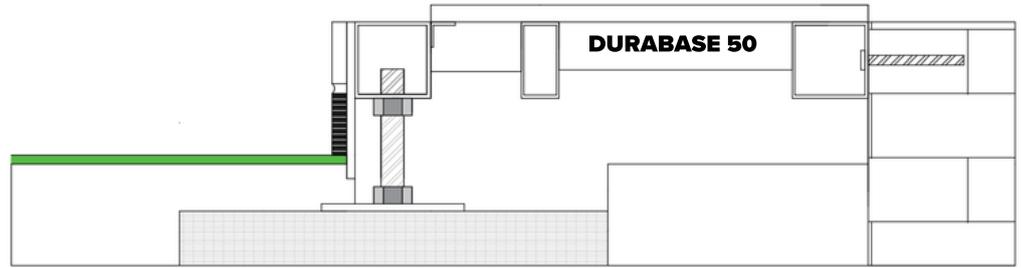
Therefore, a Durabase Plus 100 back cill needs to be 131mm below the internal screed level of the property.

The excavation of a Durabase Plus 100 is often approximately 150-200mm.

Ensuring the base chipboard level is equal to the house screed ensures you have an equal screed level to then put a floor finish on.



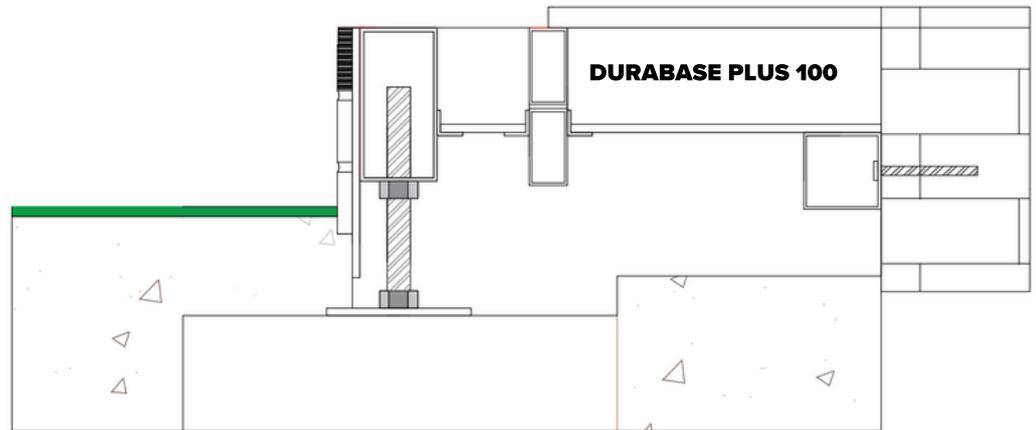
The **Durabase 50** (non-building regs base) air brick is on the second course of the skirt bricks, and on a minimum 150mm skirt; it requires the garden height to not exceed the vents' location to ensure airflow is able to access the vent.



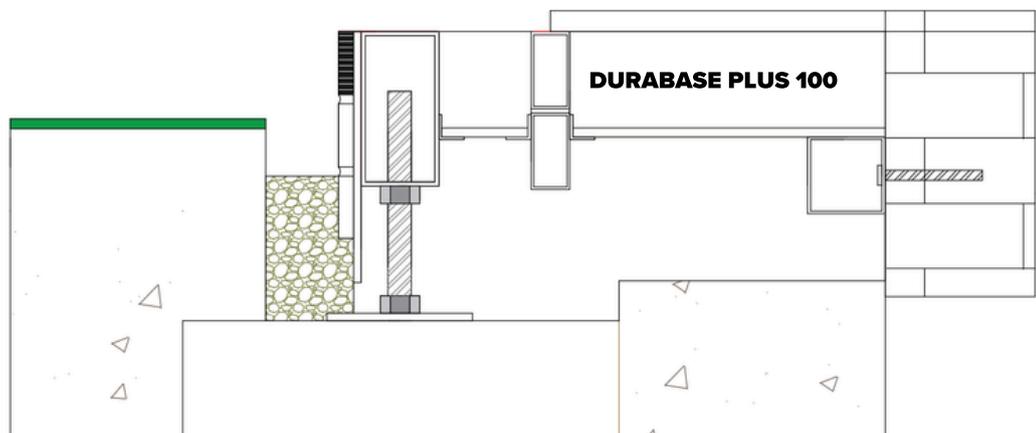
Vents on skirts over 150mm will still be placed on the 2nd course.

Durabase Plus 100 (Building regs England and Wales)

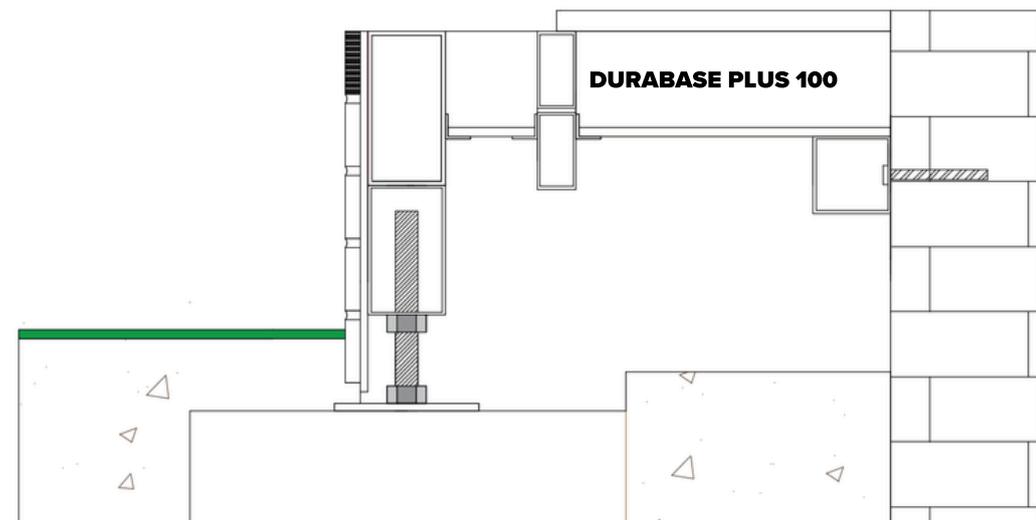
Typical garden heights where the garden finishes **at least 75mm under the air brick (the minimum distance required by building regulations)** are the most straightforward to manage. French drains or soakaways against the skirt face can be added if required or requested by the customer. Durabase does not supply drainage items.



When a garden finishes closer than 75mm to the underside of the air brick, the garden must either be reduced in height, or a 100mm wide trench should be created and then filled up to 75mm below the air brick with a stone that allows drainage. Perforated land drains can be used alongside a soak-away system to ensure sufficient drainage.



On sites where the ground drops below 225mm, we weld a base frame to the underside of the Durabase to ensure structural stability. These sites do not need much or any excavation for the required air gaps under the base.



Refer to **Durabase sloped skirt survey guide** on the specification page on our website for more information about sloping sites.