

# Flood protection products — Specification —

## Part 3: Building skirt systems

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| 15220    | 8 July 2004 | Amends the maximum leakage rate in Clause 4.2 |
|          |             |                                               |
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## Foreword

This Publicly Available Specification, PAS 1188-3, has been prepared by BSI in consultation with HR Wallingford Ltd and project partners to provide a specification for flood protection systems designed for the temporary protection, during periods of flooding, of the external above ground faces of buildings and properties in the UK or locations with similar exposures, i.e. where there is a temperate climate and advanced warning of flooding is available. It was funded by Flodef Ltd with the support of the Welsh Assembly Government and the Welsh Development Agency as a collaborative project.

NOTE 1 A guidance document *Preparing for floods — Interim guidance for improving the flood resistance of domestic and small business properties*, October 2003 [1] is available from the Office of the Deputy Prime Minister at [www.odpm.gov.uk](http://www.odpm.gov.uk) and through the Environment Agency's 24-hour "Floodline", which can be reached on 0845 988 1188. The document is also available through the Agency's website at [www.environment-agency.gov.uk/floodline](http://www.environment-agency.gov.uk/floodline).

The guide complements the existing CIRIA/Environment Agency guide on *Damage Limitation — How to make your home flood resistant* [2], which focuses on simple inexpensive temporary measures that householders can take to protect existing property from flooding, available from the CIRIA website: [www.ciria.org.uk](http://www.ciria.org.uk).

Information is also available from the Scottish Executive as *Design guidance on flood damage to dwellings* [3].

In addition to the above guidance documents, a leaflet titled *Flood products. Using flood protection products — A guide for homeowners* [4] is available through the Environment Agency's 24-hour "Floodline" and the Agency's website (contact details as above).

NOTE 2 The flood protection system described in this part of PAS 1188 is not intended for permanent deployment, and attention is drawn to the need to ensure a free passage to persons in the event of an emergency and to access and egress for persons with impaired movement. These products should only be deployed in the event of an imminent flood and should be demounted as soon as danger from flooding is over to allow access.

NOTE 3 For rooms containing gas appliances attention is drawn to the Gas Safety (Installation and Use) Regulations 1998 [5] and manufacturers' instructions regarding the free circulation of air both in and out of the building.

NOTE 4 Attention is drawn to the prevention of the ingress of floodwater into buildings through floors, horizontal pipes, wastewater fittings and floor gullies. Anti-flooding devices for buildings are covered in BS EN 13564-1.

NOTE 5 In areas subject to contamination by radon or other contaminants, particular care should be taken in relation to the protection of existing groundworks.

Users' attention is drawn to all existing legislation covering the subject matter of this Publicly Available Specification. The following legislation is relevant.

Gas Safety (Installation and Use) Regulations 1998 [5].

The Building Regulations (England and Wales) 1991 Approved Document B [6].

The Building Standards (Scotland) Regulations 1990 Technical Standard D [7].

The Building Standards (Scotland) Regulations 1990 Technical Standard E [8].

Statutory Rules of Northern Ireland 1994, Technical Booklet E [9].

The Building Regulations (England and Wales) 1991 Approved Document J [10].

The Building Standards (Scotland) Regulations 1990 Technical Standard F [11].

Statutory Rules of Northern Ireland 1991, Technical Booklet L [12].

The Building Regulations (England and Wales) 1991 Approved Document M [13].

The Building Standards (Scotland) Regulations 1990 Technical Standard Q [14].

Statutory Rules of Northern Ireland 2000, Technical Booklet R [15].

The Building Regulations (England and Wales) 1991 Approved Document F [16].

The Building Standards (Scotland) Regulations 1990 Technical Standard K [17].

Statutory Rules of Northern Ireland 1994, Technical Booklet K [18].

The Building Regulations (England and Wales) 1991 Approved Document H [19].

The Building Standards (Scotland) Regulations 1990 Technical Standard M [20].

Statutory Rules of Northern Ireland 1994, Technical Booklet N [21].

The Fire Precautions Act 1971 [22].

The Disability Discrimination Act 1995 [23].

Acknowledgement is given to the following organizations that were partners in the project and/or consulted in the development of this specification.

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Essex County Council  
Flodef Ltd.  
Flood Protection Association  
House Builders Federation  
National Flood Forum  
National House-Building Council  
Norwich Union  
Rivers Agency, Northern Ireland  
Scottish Executive  
Severn Trent Water  
Thames Water  
Welsh Assembly Government  
Worcester City Council  
W S Atkins Consultants Ltd.  
BSI Consumer and Societal Policy Unit  
BSI Product Services  
BSI Technical Committee B/538

It is intended that this Publicly Available Specification will form the basis of a product conformity certification scheme to provide assurance to potential purchasers of flood protection products that they have been independently tested and that the manufacturer's production controls are in accordance with stated requirements.

**WARNING** This Publicly Available Specification calls for the use of procedures that may be injurious to health if adequate precautions are not taken. It refers only to technical suitability and does not absolve the user from legal obligations relating to health and safety at any stage. Attention is also drawn to additional company health and safety policy that may be in place. Testing should be stopped immediately if the safety of persons is in doubt at any time.

This Publicly Available Specification is not intended to restrict new developments in design and materials.

This Publicly Available Specification is not to be regarded as a British Standard.

**NOTE 6** The Publicly Available Specification process enables a specification to be rapidly developed in order to fulfill an immediate need in industry.

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*Product certification.* Users of this Publicly Available Specification are advised to consider the desirability of third-party certification of products conforming to this Publicly Available Specification.

This publication does not purport to include all the necessary provisions of a contract. Users are responsible for its correct application.

**Compliance with a Publicly Available Specification does not in itself confer immunity from legal obligations.**

#### Summary of pages

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