

# WET AREA FLOORS

## Post-occupancy evaluations of new buildings often reveal ponding on wet area floors.

By **Chris Watson**, C Watson Consultancy Ltd, Wellington

Building occupants in new commercial, public and residential buildings often draw attention to water ponding on the floors in kitchens and bathrooms. Associated with this is mould and reports of damage to property and buildings from water draining across floors to adjacent spaces.

Observations by office staff and residents of new and recently refurbished buildings during post-occupancy evaluations included:

- bathroom floor is not sloping to the drain
- water flows past the drain and under the washing machine
- water flowed from the showers down the corridor and the drain remained dry
- the floor slopes up to the floor drain so water flows away from the drain
- poor kitchen drain placement
- the shower floor slopes out the door.

### All in the slope

Current building practices do not always produce the necessary falls to shed water from wet area floors to drains, despite the obvious need and availability of simple techniques to remove water.

Property owners, designers and builders need to focus on producing usable buildings with careful briefing, design, construction and inspection to ensure wet area floors have adequate, consistent falls down to floor outlets.

*Further details of systematic evaluation of building performance are available at [www.PostOccupancyEvaluation.com](http://www.PostOccupancyEvaluation.com).*

## TIPS

- Incorporating a fall in the floor improves floor drainage performance.
- Specifying a floor waste in bathrooms, laundries and kitchens is recommended. ◆