Foundation concrete

(January 2024) (Third issue - supersedes January 2016)

The Technical Guidance Notes are produced by NHBC as guidance solely for our builder customers as to how to interpret the technical requirements in relation to the warranty cover provided by NHBC under its Buildmark, Buildmark Choice, Buildmark Link, Buildmark Solo, Buildmark Connect or any similar product from time to time. It has not been created or intended for distribution or use outside of that purpose. The information contained in this Technical Guidance Note does not constitute advice and is not to be relied upon by any third party. Nothing in this Technical Guidance Note is intended to, nor should it be taken to, create any legal or contractual relationship. Any third party who chooses to rely upon the information contained in the Technical Guidance Notes shall do so entirely at their own risk and NHBC accepts no duty of care or liability, however caused, in connection with its use or reliance by any third party.

Question

Is it acceptable to use a dry mix concrete to dry up the bottom of foundations excavations?

Considerations

- NHBC Standards Chapter 3.1 gives guidance on the design requirements for concrete in construction and
 promotes the supply of ready mix concrete from suppliers who are QSRMC or BSI Kitemark registered. Dry mix
 placed into a wet foundation will not comply with this specification.
- It is not possible to accurately determine how much dry concrete to use in order to absorb the water in the excavation.

Answer

The placing of dry mix concrete to absorb excess water in foundation bottoms is not acceptable.

If water is present in a foundation excavation to the extent that it can be pumped out via a sump this is the method that should be used.



NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP Tel: 0344 633 1000 Web: nhbc.co.uk

National House-Building Council (NHBC) is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority for carrying on insurance business and insurance distribution activities.

NHBC is registered in England and Wales under company number 00320784. NHBC's registered address is NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Buckinghamshire, MK5 8FP. Note that only certain parts of our products and services are within the scope of UK financial services regulations. For more information on our products and services, please see our website nhbc.co.uk or your NHBC product documentation.