Trace Basement Systems

Basement water control systems

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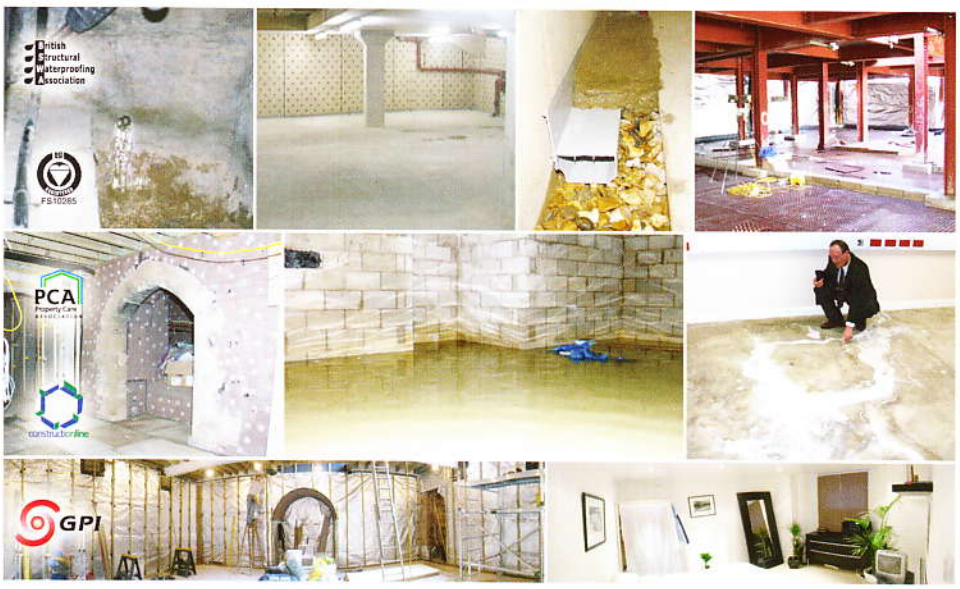
RIBA Enterprises

Trace Basement Systems

Basement Environment Specialists™

Trace Basement Systems offer comprehensive design and installation services for systems to manage environments in basements, and other spaces subject to water ingress. The range comprises: WaterGuard drainage channel, TripleSafe sump pump system, UltraSump sump pump system, SuperSump sump pump system and the ThermalDry range of drainage membranes. Trace also offer basement design and build services.



Introduction Trace Basement Systems is a waterproofing contractor specialising in the design of basement water control systems in accordance with BS 8102: 'Protection of Structures Against Water from the Ground' and other named standards. Trace designs are backed by Professional Indemnity Insurance, with Trace fully taking over design responsibility from traditional project designers. Designs are then installed by experienced operatives with works covered by Product Liability Insurance to further protect clients. Trace work with any kind of existing or new build below ground structure, accepting details in an AutoCAD format which allow the production of complete specifications for systems to achieve and maintain the required environment. Trace are 32 years in business, dealing with problems of moisture in over 18,000 properties.
Authority ***Waterguard*** and ***ThermalDry*** are patented in the US and the UK and are the subject of Agrément Cert. No. 02/3956. The system has national building control type approval, certificate number 340-12-7128.

DESCRIPTION

Waterguard drainage channel comprises specially designed PVC channels that are installed around the perimeter of the basement, with cross-floor channels being employed where necessary. The channel includes perforations at the rear, enabling water entry into the channel to flow freely to a sump or other drain. An upright flange at the rear of the channel collects water draining down from higher levels of the wall if channels are used in isolation, or from the back of a ***ThermalDry*** membrane if this is included in the system.
System components comprise straight lengths of channel, drain outlets, service ports and invertible corner joints. Drain outlet(s) egress water to ***SuperSump/UltraSump/ TripleSafe*** sump pump installations, or to falls in sloping sites.

TripleSafe is a complete unit containing two powerful 1/3 hp epoxy coated cast iron pumps, and an automatically charged ***UltraSump*** battery back-up pump that takes over in the event of power outage. The ***TripleSafe*** system also protects against mechanical failure and high rates of ingress, with a mains powered discharge rate of 18,000 litres per hour at a 2 metre head (more powerful pumps are available).
The pumps are operated by a mechanical float switch, can pump 12.5 mm diameter solids, and are mounted on stands to ensure that silt and sediment cannot block the water flow inlets. All systems are installed in the ground within purpose-made polyethylene sump liners, which have a two-piece split lid for easy service and an integral airtight floor drain in case of flooding from a plumbing source. The WaterWatch alarm system senses a high water level within the sump, warning of any power or pump failure. The ***UltraSump*** battery back-up pumping system turns on automatically if the primary mains pump fails to operate.
It comprises a DC operated pump, automatic switching system, "smart" charging system and a high quality long stand battery. The ***UltraSump*** battery back-up system can be employed in conjunction with a single mains powered pump, as an alternative to the two pumps in the ***TripleSafe***. A third option is to install a mains powered pump in isolation, which is the ***SuperSump*** configuration.

Dimensions ***ThermalDry*** and jointing tape are supplied in rolls of 1.2 m x 38.1 m and 75 mm x 50 m respectively.

PERFORMANCE

Fire ***ThermalDry*** has Class 1 fire retardancy.
Gases ***ThermalDry*** has a vapour resistance of >500 Mns/g.
Chemical ***ThermalDry*** is resistant to most common chemicals.
Heat ***ThermalDry***
U-value is 0.30 - 0.50 w/m²k.
Thermal conductivity is 0.005 w/mk (including airspace).
Thermal resistance is 0.775 m²kw (including airspace).

ECONOMICS

Guarantees Trace guarantees installation initially for ten years, but lifelong with ongoing maintenance of the system. Trace offers GPI insurance backed cover for the same initial period, or for twenty years at special option. Either scheme can be renewed at the end of that period. This is an NHBC approved insurance. Trace are covered by both product liability and professional indemnity insurance. The Trace MD is a Financial Services Authority (FSA) Approved Person, Reference No. GDH 01061 and Trace is an Appointed Representative of Guarantee Protection Insurance Ltd, which is authorised and regulated by the Financial Services Authority.

SERVICES

The company offers a comprehensive nationwide service to specifiers, comprising inspection and problem diagnosis, design (employing AutoCAD) and installation of systems, with guarantees, protected by insurance and maintenance agreements.

REFERENCES

Other products include DryTrack, IceGuard, TrenchDrain, CleanSpace and ThermalDry Floor Tile.

Recent projects/clients include: NHBC, Zurich, P & O, Crown Estates, Midland Hotel Morecambe for Urban Splash, University College of London, Royal Free Hospital, Manchester University, schools in Barnet, Tower Hamlets, Burnley and Stockport, Carillion, Eric Wright Construction and Taylor Woodrow.

Product brochures and CAD illustrations are available.

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