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Journals

The following technical journals are useful if not excellent sources of information on inspections and surveys of buildings and related matters.

Structural Survey

Subtitled the 'Journal of Building Pathology and Refurbishment', this is a key refereed publication dealing with the inspection and appraisal of buildings. It has been in existence since the early 1980s and is published by Emerald on a quarterly basis. Its editor is chartered building surveyor Professor Mike Hoxley, of Nottingham Trent University. The aims of this journal are to provide practical and up-to-date guidance and research for building surveyors and other construction professionals responsible for investigating and refurbishing properties.

Journal of Building Appraisal

This technical journal was launched at the end of 2004 by Henry Stewart Publications and was taken over by Palgrave Macmillan in mid-2006. Its focus is very similar to that of the journal *Structural Survey*. Its publishers claim that it is designed to be the leading professional journal dealing with building condition, defects, repair and maintenance. Professor Malcolm Hollis, a well-respected chartered building surveyor and author of the book *Surveying Buildings*, was its first editor.

Building Research & Information

This is an international journal published six times a year by Spon Press for the CIB (the Conseil International du Bâtiment – the French acronym for the International Council for Building). Richard Lorch edits this journal, which covers a wide range of topics relating to buildings and their services.

Construction and Building Materials

Elsevier publishes this refereed journal eight times a year. It contains several scientific papers on all kinds of materials used in the construction industry. Edinburgh University's Professor Mike Forde is its editor.

BRE publications

Preamble

The Building Research Establishment (BRE) produces an extensive wide range of very informative literature on all aspects of construction technology. The following *Digests*, *Good Building Guides*, *Good Repair Guides*, *Information Papers* and *Reports* are all relevant in some way to the inspection and surveying of building.

Digests

- Digest 54 (1971) *Damp-proofing solid floors.*
- Digest 110 (1972) *Condensation.*
- Digest 125 (1988) *Colourless treatment of masonry.*
- Digest 144 (1972) *Asphalt and built-up felt roofings: durability.*
- Digest 145 (1972) *Heat losses through ground floors.*
- Digest 152 (1973) *Repair and renovation of flood-damaged buildings.*
- Digest 157 (1973) *Calcium silicate (sandlime, flintlime) brickwork.*
- Digest 161 (1973) *Reinforced plastics cladding panels.*
- Digest 163 (1974) *Drying out buildings.*
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- Digest 192 (1976) *The acoustics of rooms for speech.*
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- Digest 248 (1981) *Sanitary pipework: Part 1 (design basis).*
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- Digest 280 (1983) *Cleaning external surfaces of buildings.*
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- Digest 296 (1985) *Timbers – their natural durability and resistance to preservative treatments.*
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- Digest 299 (1985) *Dry rot: its recognition and control.*

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- Digest 329 (2000) *Installing wall ties in existing construction.*
- Digest 330 (1988) *Alkali aggregate reactions in concrete.*
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- Digest 336 (1988) *Swimming pool roofs: minimizing the risks of condensation.*
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- Digest 372 (1992) *Flat roof design: waterproof membranes.*
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- Digest 429 (1999) *Timbers: their natural durability and resistance to preservative treatment.*
- Digest 430 (2000) *Plastics external glazing.*
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- Digest 440 (1999) *Weathering and white PVC-U.*
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- Digest 444 Part 1 (2000) *Corrosion of steel in concrete: Investigation and assessment.*
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Special Digests

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Good Building Guides (GBG)

- GBG 1 (1990) *Repairing or replacing lintels (Revision 1).*
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- GBG 34 (1999) *Building in winter*.
- GBG 35 (1999) *Building without cold spots*.
- GBG 36 (1999) *Building a new felted flat roof*.
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- GBG 39 Part 1 (2000) *Simple foundation design for low rise housing: site investigation*.
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- GBG 39 Part 3 (2000) *Simple foundation design for low rise housing: groundworks – getting it right*.
- GBG 40 (2000) *Protecting pipes from freezing*.
- GBG 41 (2000) *Installing wall ties*.
- GBG 42 (2000) *Reed beds (two part set)*.
- GBG 43 (2000) *Insulated profiled metal roofs*.

- GBG 44 Part 1 (2001) *Insulating masonry cavity walls: techniques and materials.*
GBG 44 Part 2 (2001) *Insulating masonry cavity walls: principal risks and guidance.*
GBG 45 (2001) *Insulating ground floors.*
GBG 46 (2001) *Domestic chimneys for solid fuel: flue design and installation.*
GBG 47 (2001) *Level external thresholds: reducing moisture penetration and thermal bridging.*
GBG 48 (2001) *Installing domestic automatic door controls.*
GBG 49 (2001) *Installing domestic automatic window controls.*
GBG 50 (2001) *Insulating solid masonry walls.*
GBG 51 (2001) *Ventilated and unventilated cold pitched roofs.*
GBG 52 Part 1(2002) *Site cut pitched timber roofs: design.*
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Good Repair Guides (GRG)

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GRG 2 (1996) *Damage to buildings caused by trees.*
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GRG 5 (1997) *Diagnosing the causes of dampness*
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GRG 10 Part 2 (1997) *Repairing timber windows: dealing with draughty windows, condensation in sealed units, operating problems, and deterioration of frames.*
GRG 11 Part 1 (1997) *Repairing flood damage: immediate action.*
GRG 11 Part 2 (1997) *Repairing flood damage: ground floors and basements.*
GRG 11 Part 3 (1997) *Repairing flood damage: foundations and walls.*
GRG 11 Part 4 (1997) *Repairing flood damage: services, secondary elements, finishings and fittings.*
GRG 12 (1997) *Wood rot: assessing and treating decay.*
GRG 13 Part 1 (1998) *Woodboring insect attack: identifying and assessing damage.*
GRG 13 Part 2 (1998) *Woodboring insect attack: treating damage.*
GRG 14 (1998) *Re-covering pitched roofs.*
GRG 15 (1998) *Repairing chimneys and parapets.*
GRG 16 Part 1 (1998) *Flat roofs: assessing bitumen felt and mastic asphalt roofs.*
GRG 16 Part 2 (1998) *Flat roofs: making repairs to bitumen felt and mastic asphalt roofs.*
GRG 17 (1998) *Repairing and replacing ground floors.*
GRG 18 (1998) *Replacing plasterwork.*
GRG 19 (1998) *Internal painting: hints and tips.*
GRG 20 Part 1 (1998) *Repairing frost damage: roofing.*

- GRG 20 Part 2 (1998) *Repairing frost damage: walls.*
- GRG 21 (1998) *Improving ventilation in housing.*
- GRG 22 Part 1 (1999) *Improving sound insulation.*
- GRG 22 Part 2 (1999) *Improving sound insulation.*
- GRG 23 (1999) *Treating dampness in basements.*
- GRG 24 (1999) *Repointing external brick and block walls.*
- GRG 25 (1999) *Supporting temporary openings.*
- GRG 26 Part 1 (2000) *Improving energy efficiency: thermal insulation.*
- GRG 26 Part 2 (2000) *Improving energy efficiency: boilers and heating systems, draughtproofing.*
- GRG 27 Part 1 (2000) *Cleaning external walls of buildings: cleaning methods.*
- GRG 27 Part 2 (2000) *Cleaning external walls of building: removing dirt and stains.*
- GRG 28 (2000) *Repairing brick and block freestanding walls.*
- GRG 29 (2000) *Refixing ceramic tiles to internal walls*
- GRG 30 (2000) *Remedying condensation in domestic pitched tiled roofs*
- GRG 31 (2001) *Hot air repair of PVC-u window and door frames.*
- GRG 32 (2001) *Dealing with noisy plumbing.*
- GRG 33 Part 1 (2002) *Assessing moisture in building materials – sources of moisture.*
- GRG 33 Part 2 (2002) *Assessing moisture in building materials – measuring moisture content.*
- GRG 33 Part 3 (2002) *Assessing moisture in building materials – interpreting moisture data.*

Information Papers (IP)

- IP 4/81 (1981) *Performance of cavity wall ties.*
- IP 11/81 (1981) *Maintenance of flat roofs.*
- IP 13/81 (1981) *Conversions of older property to house single young people.*
- IP 26/81 (1981) *Solar reflective paints.*
- IP 10/84 (1984) *The structural condition of prefabricated reinforced concrete houses designed before 1960.*
- IP 6/86 (1986) *Spacing of wall ties in cavity walls.*
- IP 16/87 (1987) *Maintaining paintwork on exterior timber.*
- IP 6/88 (1988) *Methods of improving sound insulation between converted flats.*
- IP 9/88 (1988) *Methods of reducing impact sounds in buildings.*
- IP 13/88 (1988) *Energy assessment for dwellings using BREDEM worksheets.*
- IP 16/88 (1988) *Ties for cavity walls: new developments.*
- IP 17/88 (1988) *Ties for masonry cladding*
- IP 2/89 (1989) *Thermal performance of lightweight inverted warm deck flat roofs.*
- IP 20/89 (1989) *An energy-efficient refurbishment of electrically heated high-rise flats.*
- IP 21/89 (1989) *Passive stack ventilation in dwellings.*
- IP 7/90 (1990) *An introduction to infra-red thermography for building surveys.*
- IP 8/90 (1990) *Retail warehouses: potential for increasing energy efficiency.*
- IP 12/90 (1990) *Corrosion of steel wall ties: history, occurrence, background and treatment.*
- IP 13/90 (1990) *Corrosion of steel wall ties: recognition and inspection.*
- IP 15/90 (1990) *Defects in local authority housing: results of a building problems survey.*
- IP 1/91 (1991) *Durability of non-asbestos fibre-reinforced cement*
- IP 4/91 (1991) *Improving the energy-efficient performance of high-rise housing.*
- IP 13/91 (1991) *Energy-efficient refurbishment of pre-1919 housing.*

- IP 20/92 (1992) *Energy use in office buildings.*
IP 10/93 (1993) *Avoiding latent mortar defects in masonry.*
IP 11/93 (1993) *Ecolabelling of building materials.*
IP 12/93 (1993) *Industrial building refurbishments: opportunities for energy efficiency.*
IP 12/94 (1994) *Assessing condensation risk and heat loss at thermal bridges round openings.*
IP 1/96 (1996) *Management of construction and demolition wastes.*
IP 12/97 (1997) *Plastics recycling in the construction industry.*
IP 9/99 (1999) *Cleaning exterior masonry: pretreatment assessment of a stone building.*
IP 7/00 (2000) *Reclamation and recycling of building materials: industry position report.*
IP 12/00 (2000) *Positive input ventilation in dwellings.*
IP 16/00 (2000) *Low-solvent primers: performance in construction steelwork.*
IP 17/00 (2000) *Advanced technologies for 21st century building services.*
IP 18/00 (2000) *Ammonia refrigerant in buildings: minimising the hazards.*
IP 4/01 (2001) *Reducing impact and structure-borne sound in buildings.*
IP 3/03 (2003) *Dynamic insulation for energy saving and comfort.*

BRE Leaflets

- BR 156 (1989) *Cast rendered no-fines houses.*
BR 160 (1989) *No-fines houses.*

Other Reports

- BR 113 (1987) *Steel-framed and steel-clad houses: inspection and assessment.*
BR 143 (1989) *Thermal insulation: avoiding risks.*
BR 148 (1989) *Atholl steel-framed, steel clad houses.*
BR 166 (1990) *Rehabilitation – a review of quality in traditional housing.*
BR 167 (1990) *Assessing traditional housing for rehabilitation.*
BR 168 (1990) *Surveyor's checklist for rehabilitation of traditional housing.*
BR 170 (1990) *Energy use in buildings and carbon dioxide emissions.*
BR 184 (1991) *Foundation movement and remedial underpinning in low-rise buildings.*
BR 185 (1991) *Overroofing: especially for large panel system dwellings.*
BR 238 (1993) *Upgrading floors – sound control for homes.*
BR 250 (1993) *Surveying dwellings with high indoor radon levels: a BRE guide to radon remedial measures in existing dwellings.*
BR 262 (2002) *Thermal insulation: avoiding risks.*
BR 267 (1994) *Radon: major alterations and conversions.*
BR 299 (1996) *Indoor air quality in homes, part 1.*
BR 349 (1999) *Impact of climate change on building.*
BR 364 (1999) *Solar shading of buildings.*
BR 366 (1999) *Sustainable retail premises: an environmental guide to design, refurbishment and management of retail premises.*
BR 389 (2000) *EcoHomes: the environmental rating for homes.*
BR 390 (2000) *The Green Guide to Housing Specification: an environmental profiling system for building materials and components.*
BR 402 (2000) *A risk assessment procedure for health and safety in buildings.*
BR 456 (2001) *Deconstruction and reuse of construction materials.*
BR 456 (2003) *Control of dust from construction and demolition activities.*

BWPDA (British Wood Preserving and Damp-Proofing Association) Publications

Timber leaflets

- T1 (1995) *Fungal decay in buildings – dry rot & wet rot.*
- T2 (1993) *Preservative treatment of timber.*
- T3 (1993) *Methods of applying preservatives.*
- T4 (1993) *The preservation of window joinery.*
- T5 (1993) *Preservative treatment against wood borers.*
- T6 (1990) *The use of creosote oil for wood preservation.*
- T7 (1993) *The treatment of timber with water borne preservatives.*
- T8 (1993) *Water repellent wood preservatives.*
- T9 (1990) *Preserving wood in home and garden.*
- FR1 (1995) *The treatment of solid timber and panel products with flame retarders.*

Dampness literature

- DP1 (1990) *The use of moisture meters to establish the presence of rising damp.*
- DP 2 (1990) *Plastering in association with damp-proof coursing.*
- DP 3 (1990) *Condensation.*
- DP 4 (1990) *Methods of analysis for damp-proof course fluids.*
- DP 5 (1990) *Chemical damp-proof course insertion - the attendant problems.*
- DP 6 (1990) *Safety in damp-proofing.*
- DP 7 (1993) *Chemical damp-proof course in walls - detection techniques and their limitations.*
- DP 8 (1993) *Damp-proof barriers (tanking) in association with chemical damp-proof coursing.*
- DP 9 (1993) *Guidelines to survey report writing.*
- DP 10 (1990) *Hygroscopic salts and rising damp.*

Codes of Practice

- Code of Practice for Remedial Timber Treatment (1990).
- Code of Practice for the Installation of Chemical Damp-proof Courses (1986).
- Code of Practice for Safe Design and Operation of Timber (1993).

Water Proofing Advisors (WPA) technical publications (see website address in next section)

- Technical Guide (c.2004) *Defects associated with organically coated steel sheeting.*
- Technical Guide (c.2004) *Treating asbestos cement roof products.*

Some useful Internet sites

The number of Internet sites related to construction and surveying is growing rapidly. The following list, therefore, is a sample of some of the most prominent sites available in this area.

- www.ashi.com (ASHI is the oldest, largest, and most recognised organisation for home inspectors in North America).
- www.bcis.co.uk (for information on building costs).
- www.bre.co.uk (website of the Building Research Establishment).
- www.buildingpreservation.com/ (Graham Coleman's informative website on dampness and timber treatment).
- www.bwpda.co.uk (website of the British Wood Preserving and Damp-proofing Association).
- www.cbppp.org.uk/cbpp (for information on the Construction Best Practice Programme).
- www.cibworld.nl (website of the International Council for Research and Innovation in Building and Construction (CIB) based in Holland).
- www.cic.org.uk (Construction Industry Council website).
- www.cisti.nrc.ca/irc (website of the Canadian Institute for Research in Construction, which contains an extensive list of useful articles on a whole range of building problems).
- www.clasp.gov.uk (for full details of the various types of CLASP system buildings – including case studies of refurbished properties built using this method).
- www.concretere.com (website of the Concrete Repair Association).
- www.direct.gov.uk (for information on a wide range of sources relating to general and local government).
- www.dryrottdogs.com/ (Hutton + Rostron's informative website that contains articles on moisture problems as well as fungal attack in buildings).
- www.dti.gov.uk (for information relating to the construction industry).
- www.fogit.co.uk (Rentokil's property care website).
- www.hmso.gov.uk (for details of government publications).
- www.housedustmite.org.uk (for useful information on the risks and remedies associated with house dustmite infestation in dwellings).
- www.leanconstruction.org (website of the Lean Construction Institute, USA).
- www.odpm.gov.uk (website of the Office of the Deputy Prime Minister, which contains information on the Building Regulations and other technical matters related to construction).
- www.planningportal.gov.uk (UK government's website on planning matters).
- www.publications.parliament.uk (for details of parliamentary committee reports).
- www.safeguardchem.com/Downloads (for downloads on damp proofing and timber treatments).
- www.scotland.gov.uk (for full access to the Scottish Building Regulations).
- www.ukonline.gov.uk (for information on a wide range of sources relating to general and local government).
- www.weatherproofing.co.uk (website of Weatherproofing Advisers Ltd).
- www2.cr.nps.gov/tps/briefs/presbhom.htm (website of the US National Park Service heritage preservation services containing an excellent range of articles and briefs on the inspection, appraisal and conservation of historic buildings).