

RAAC AND ASBESTOS: A CRITICAL GUIDE TO BUILDING SAFETY



What is RAAC?

Reinforced Autoclaved Aerated Concrete (RAAC) is a lightweight concrete material widely used in buildings from the late-1950s to mid-1990s, particularly in roof construction. It was valued for its lightweight nature and thermal properties,

RAAC:

- Has a typical life expectancy of approximately 30 years;
- Is weaker than traditional reinforced concrete;
- Becomes prone to collapse when wet; and
- Can be identified by its distinctive bubbly appearance when exposed.

What is Asbestos?

Asbestos remains a widespread health risk in the built environment, potentially present in:

- Buildings constructed before and during 1999;
- Ground where building materials have been stored or disposed of; and
- Construction and demolition waste and debris.

How are they linked?

Both RAAC and asbestos present significant safety concerns in aging buildings, particularly those constructed between the 1950s and 1990s. The presence of one often indicates the potential presence of the other, requiring careful consideration during any inspection or remediation work. Standard Asbestos surveys DO NOT detect the presence of RAAC.

Assessment process



Do you need assessment?

Consider an immediate assessment if:

- Your building was constructed before or during 1999;
- You're planning renovation or demolition work;
- You don't have current asbestos management plans;
- Your property contains flat roof sections from the relevant period; and
- Staff haven't received recent appropriate safety awareness training.

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