

BRE Scale of Cracking

<u>CATEGORY OF DAMAGE</u>	<u>DEGREE OF DAMAGE</u>	<u>DESCRIPTION OF TYPICAL DAMAGE AND EASE OF REPAIR</u>	<u>CRACK WIDTH IN MILLIMETRES</u>
0	Negligible	Hairline cracks less than 0.1mm in width. These are classed as negligible	Up to 0.1mm
1	Very Slight	Fine cracks normally visible internally only and which can be easily treated during normal decoration. Perhaps indicative of slight fracturing in building. Rarely visible in external brickwork.	Up to 1mm
2	Slight	Cracks which are easily filled and re-decoration normally necessary with recurrent cracking being able to be masked by suitable linings. Cracks not necessarily visible externally, some external re-pointing may be required to ensure weather tightness. Doors and windows may stick slightly.	Up to 5mm
3	Moderate	The cracks require some opening up and can be patched by a builder. Possible re-pointing of external brickwork, doors and windows may stick, service pipes may fracture and weather tightness of the building is often impaired.	5-15mm
4	Severe	Windows and door frames distorted, floors sloping noticeably, walls possibly leaning or bulging, some loss of bearing in beams, service pipes disrupted. Extensive repair work normally involved in breaking out, replacing sections of walls especially above doors and windows.	15-25mm (dependant on number of cracks)
5	Very Severe	This requires a major repair job involving partial or complete re-building, beams lose bearing, walls lean badly and require shoring. Windows broken with distortion, danger of instability.	Usually greater than 25mm