



Building Contractors Ltd

CASE STUDY 00002 - Beta Way, Egham

Commercial Roof Refurbishment

CASE STUDY

REDW01/0019

- ▶ **Date of Project:**
November 2020
- ▶ **Project Location:**
Beta Way, Egham
- ▶ **Project Type:**
Commercial Roof Refurbishment
- ▶ **Contract Type:**
Sub-Contractor
- ▶ **Contract Value:**
£25,000.00





Beta Way, Egham

Commercial Roof Refurbishment

Tritec Building Contractors were awarded with the following works:

- **Roof Sheet Coating** - Roof sheets pressure cleaned, prepared, primed and re-sprayed using AkzoNobel Steel Seal III.
- **Roof Lights** - Existing Barrel Vault outer skin GRP Rooflights replaced with new to match existing.
- **Gutter**- Prepared loose and defective gutter surfaces and applied Giromax Girosil RC-G Liquid lining treatment.

Tritec Building Contractors are experienced refurbishment contractors that provide efficient and effective services to extend the lifespan of commercial building fabrics.

Commercial Roof Refurbishment - AkzoNobel Steel Seal System

The existing standing seam roof was aging with signs of corrosion throughout, AkzoNobel Steel Seal was specified to extend the life cycle of the roof sheets and associated flashings and trims for a minimum guaranteed period of 10 years.



Before

The original factory applied coatings to the metal standing seam roof had completely perished due years of degradation owing to UV exposure and general weathering.

There was various surface corrosion and ginging through out the roof.

The roof sheets and flashing all suffered from cut end corrosion that would need to be addressed prior to coating the roof area.

There was also a need to remove existing fixings and caps that penetrated the roof and make good the roof sheets.



In Progress

In preparation for the coatings works, the roof was jet washed at high pressure to ensure that all loose coatings, dirt films and general contaminants were removed.

All present corrosion to the cut ends of the sheet laps, gutter edges and to the flashings are removed via machinal means.

All loose roof fixings are tightened, and any corroded fixings replaced.



Completed

Once all the relevant preparations had been completed, all roof fixings were primed and sealed to completely encapsulate all vulnerable areas that could be subject to premature corrosion issues, this also included the priming of the prepared cut edges.

A primer is applied to the complete roof area using airless spray system, followed by a final topcoat of AkzoNobel Steel Seal III to all roof areas, this is a BBA approved coating system complete with a 10-year manufacturers guarantee.

The Akzo Nobel roof coating will extend the lifespan of the roof sheets by a further 10 years.

Commercial Gutter Refurbishment - Giromax Girosil® RC-G

The gutters systems servicing the main roof were nearing the serviceable life, lack of maintenance throughout the years had allowed accelerated corrosion and damming within the gutters, Giromax Girosil® RC-G system was applied to extend the life cycle for at least 15 years and at a much more economical cost than replacing.



Before

The existing gutters to the roof were left unmaintained, they were full of debris which caused damming around the gutter outlets, this then results in standing water, which then accelerates corrosion to the metal box gutter substrate.

These gutters also had defective gutter joints seals that had led to many years of water ingress into the building below.



In Progress

All gutters had to be cleared of debris and silt build up, these were collected by hand and then placed in debris bags to be lowered to ground level and disposed of within the site skip.

All standing water was drained from the gutters before all loose surface corrosion was removed and then the gutters were swept and rinsed through ready for the application of the Giromax Girosil® RC-G gutter treatment.



Completed

On completion of the thorough clean and clearance of the gutters all the joints were sealed using Giromax Girosil® SE to leave watertight, then all the complete length of gutters were primed and then coated with the Giromax Girosil® RC-G system.

As a fully trained and approved applicator of Giromax systems, all works were signed off and supplied with a 15-year manufacturers guarantee supplied by Giromax.

GRP Barrel Rooflight Replacement - Filon Monarch System

The existing barrel GRP rooflights had been effected by UV degradation and general wear and tear, as a result they transmitted a limited amount of natural day light into the store below and were perishing, so we installed a new Filon Monarch light system to restore the much needed natural day light below.

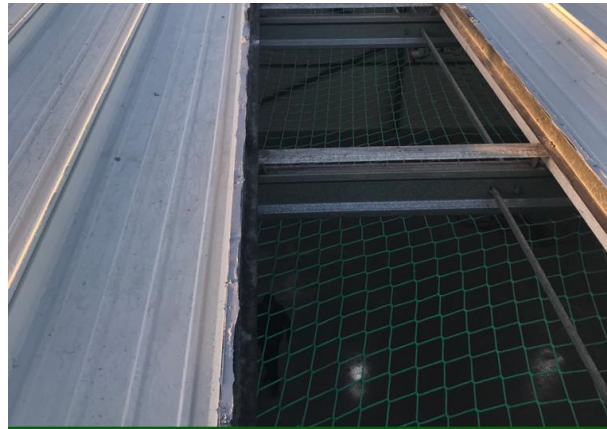


Before

The existing outer skin on the GRP roof light sheets had eroded and started to breakdown due to UV exposure and general weathering, the condition of the sheets had seriously reduced the amount of natural day light that could transmit through the voids and into the warehouse.

Not only does this reduce the light but makes the building consume more energy in lighting the warehouse during day light hours.

The GRP sheets had become fibrous and small holes and cracks had formed into the outer sheets causing water ingress on to the inner sheets below.



In Progress

The outer defective and redundant roof sheets were carefully removed and transported from the roof and disposed off in the site skip. All previously sealants and corroded fixings were removed ready to be replaced with new.



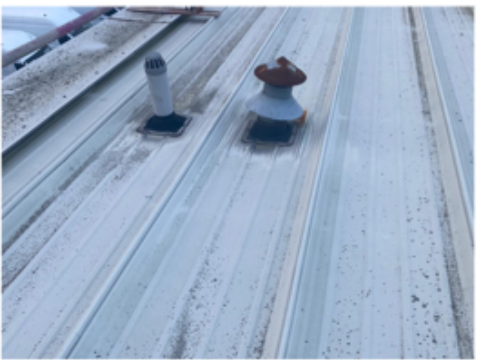
Completed

New Filon Monarch sheets were then supplied and fitted along with new fixings, stop ends and flashing details.

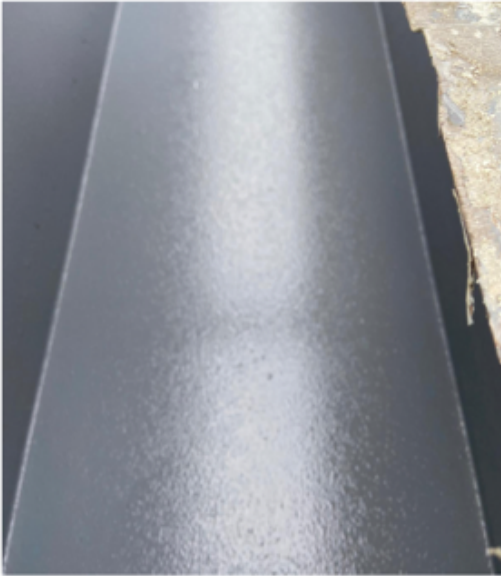
We used bright poppy red capping's over the heads of the new fixings to highlight the fragile roof area.

The difference in light transmission was instant lighting up the warehouse.

BEFORE



AFTER



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