



Building Contractors Ltd

CASE STUDY 0017 - Boundary House, Coalville

Commercial Roof Refurbishment

CASE STUDY

SAND01/0005 - Boundary House, Coalville

- ▶ **Date of Project:**
November 2021 - January 2022
- ▶ **Project Location:**
Boundary House, Interlink Park, Beveridge Lane, Coalville, Leicestershire, LE67 1GL
- ▶ **Project Type:**
Commercial Roof Refurbishment
- ▶ **Contract Type:**
Sub Contractor
- ▶ **Contract Value:**
£220,000.00



Boundary House, Coalville

Commercial Roofing Refurbishment

Tritec Building Contractors were awarded with the following works:

- **Roof Coating Works** - Over 5,500 m² of Giromax Girosil® RC Ultra roof coating system applied to the metal profiled roof area including hip and ridge capping's.
- **Gutter Lining Works** - 360m of metal box gutters, prepared, primed and treated with the Giromax Girosil® RC-G system.
- **Roof Light Replacement** - Replacement of 555m² perishing GRP roof light sheets with new Filon non-fragile rated units.

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



Commercial Roof Refurbishment - Giromax Girosil® RC

The existing metal roof was weathered with fairly advanced cut edge corrosion present and the original factory applied coatings had started to micro check, so over 5,500 m2 of metal roof was treated with Giromax Girosil® RC Ultra with a 20 year guarantee.



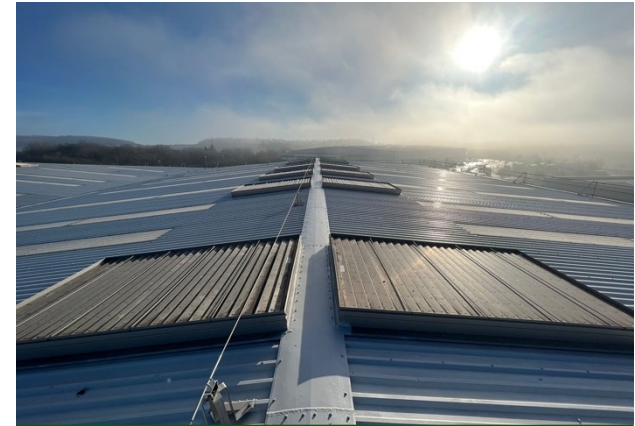
Before

The original factory applied coatings were coming to the end of its serviceable life and cut edge corrosion and micro checking was evident throughout, the profiled steel roof had the typical dirt films and bird activity as would be expected of a roof this age and size.



In Progress

The roof surfaces had to be thoroughly cleaned at high pressure to remove the build up of the dirt films that had accumulated on the roof over many years. We then had to further remove any loose coatings with the jet wash and get all the areas back to a firm edge ready for the coating works.



Completed

Once all cleaning works had been completed, all lap joints were sealed using Giromax Girosil® SE and then then all areas that had cut edge corrosion treatments where primed including encapsulating all fixings.

The Giromax Girosil® RC coating system was then applied via airless spray system to the complete roof area.

Once the works had been completed it was inspected by Giromax Technologies who issued a 20-year manufacturers guarantee.

Metal Box Gutter Refurbishment - Giromax Girosil® RC-G System

360m of metal box gutters required a full liquid coating treatment to extend their service life, the existing gutters were corroding and leaking at the gutter joints. A full treatment was applied with the Giromax Girosil® RC-G system to leave water tight and serviceable for at least 15 years.



Before

The existing gutter liners soiled and varied in level of corrosion, it was evident that the gutter joints had leaks throughout causing water staining on the cladding below.



In Progress

The metal box gutters were cleared of all debris and silt, thoroughly washed and swept through.

All loose surface corrosion was removed and then all substrates primed.

The gutter joints were then sealed using Giromax Girosil® SE to leave watertight.



Completed

Once all cleaning and preparations has been completed as per the manufacture's guidelines, operative fully encapsulated the full length of gutters with the Giromax Girosil® RC-G coating to complete the treatment,

The works were then issued with the manufactures 15-year guarantee.

GRP Roof Light Sheet Replacements - Filon GRP Sheets.

The existing GRP roof light sheets had began to perish owing to UV exposure and general weathering, this made them extremely fragile and reduced the natural light transmission into the building below, new Filon non-fragile rated sheets were fitted.



Before

The existing GRP roof lights had started to breakdown due to UV exposure and general weathering; they had become fibrous and reduced light transmission into the warehouse area below.



In Progress

The outer GRP roof light skins were carefully removed along with any existing sealants and fixings.

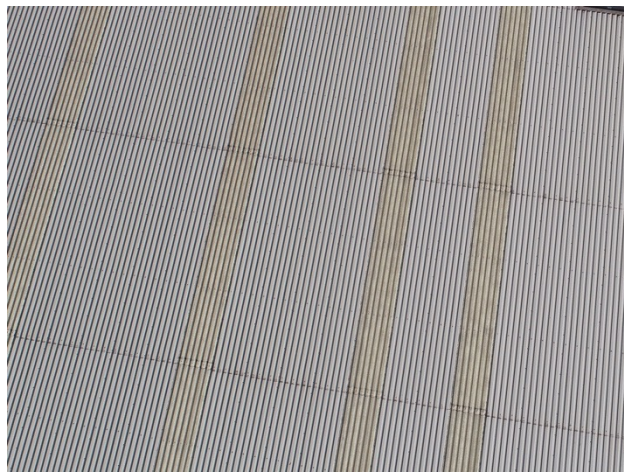


Completed

New Filon GRP roof sheets were then fitted along with new butyl sealants and poppy red fixings to leave watertight.

The new GRP sheets were non-fragile rated to add additional safety measures for any future maintenance works on the roof.

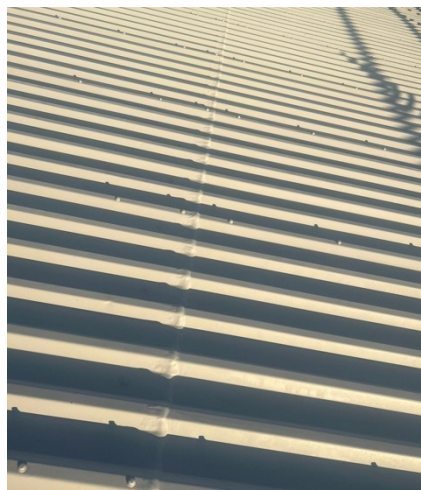
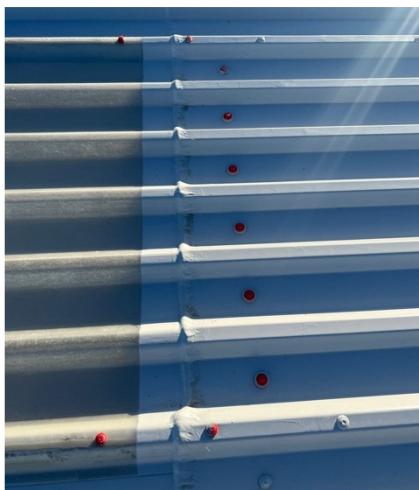
BEFORE



DURING



AFTER



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