



Building Contractors Ltd

## **CASE STUDY 00001 - Beta Way, Egham**

Commercial Building Envelope Refurbishment

# CASE STUDY

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





# Beta Way, Egham

*Commercial Building Envelope 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 Steel 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 - Liquid Coating Application



Before

The original factory applied coatings to the metal sheets has 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.

On this roof we also treated the parapets.



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 Akzo Nobel Steel Seal III to all roof areas, this is a BBA approved coating system complete with a 10-year manufacturers guarantee.

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

# Commercial Gutter Refurbishment - Liquid Coating Application



Before

The existing gutters to the roof were left unmaintained full of debris, standing water causing surface corrosion throughout.

Due to lack of maintenance the joints were also leaking and causing water ingress to the warehouse directly below.



In Progress

All gutters had to be cleared of debris and silt that had been built up in the gutters, these were collected, bagged up and removed from the roof.

Once cleared of standing water and any debris, the gutters were then abraded by mechanical means to provide a key for the gutter treatment.



Completed

Following the clean and initial abrading to the gutters and joint surfaces we then primed and sealed ready these areas to receive the Giromax Girosil RC-G coating. This system comes complete with a 15-year guarantee.

# Roof Lights - Replacement & Cleaning

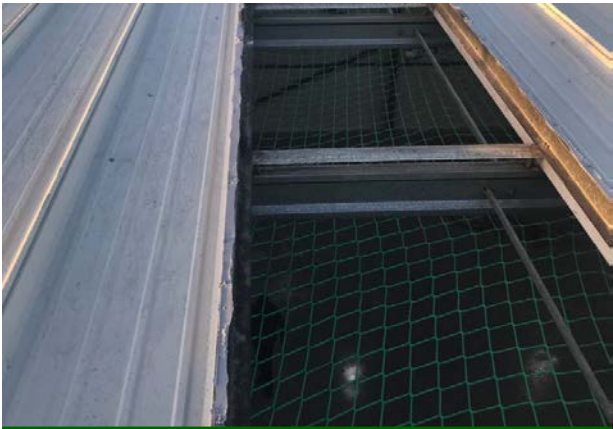


Before

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 GRP 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

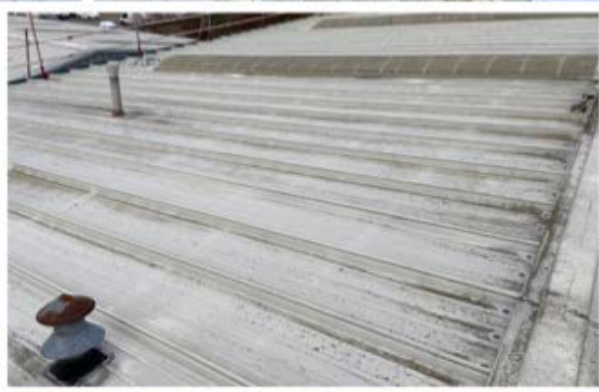
The outer defective and redundant roof sheets were carefully removed and transported from the roof and disposed off in the site skip. All previously sealants and corroded fixings were removed ready to be replaced with new.



Completed

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





Tritec Building Contractors Ltd  
Unit 26 Charfleets Farm Way,  
Charfleets Industrial Estate  
Canvey Island  
Essex  
SS8 0PG

01268 698 299  
info@tritec-ltd.com  
www.tritecbuildingcontractors.co.uk



Building Contractors Ltd

APPROVED CONTRACTORS FOR:  
GIROMAX - HD SHARMANS - LIQUASIL - WESTWOOD LIQUIDS - BROMOCO - TOR COATINGS - WEATHERFOLD

