

CASE STUDY

Asbestos Roof Refurbishment and Liquid Gutter Liner

MAKERS

...makes the difference

PROJECT

Unit 1 Ryder Way

STRUCTURE

Roof

CLIENT

Colliers

CONTRACT



Makers Construction were instructed to carry out a roof condition survey at Unit 1 Ryder Way, Basildon and give recommendations on refurbishment with value for money being at the fore front of the client's needs.

When the tenant first moved into the building patch repairs were carried out to give them a "water tight" building. These repairs lasted less than 6 months so it was apparent that a full refurbishment was needed. A number of cracked/split asbestos sheets, degraded rooflights and corroded gutters were causing major issues with water ingress into the tenants newly fitted out interior. As part of the patch repairs a gutter "liner" had been installed, due to poor workmanship water was getting underneath the liner and penetrating through the corroded joints.

Makers had initially thought a liquid system over the asbestos would be the best option but after further inspection we decided that the existing sheets were in too poor a condition to coat, with many having an unknown coating already on them.

Due to these factors a Filon lightweight GRP over roofing system was selected, with new rooflights installed. The existing liner to be stripped out and the existing gutter substrate to receive Giromax's liquid gutter lining system.



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Association Membership



Accreditations



CASE STUDY

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Scaffolding



Existing roof



New Filon Overlay System

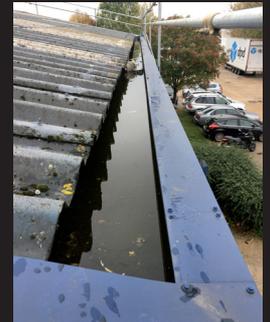
Before any work could commence Makers ensured that all necessary health and safety mechanisms were in place. These included a large scaffolding access tower to the roof area with full roof edge protection scaffolding around the perimeter of the building. A large scissor lift was used to get the materials to roof level.

The roof area was given a light brush down to get rid of any heavy moss growth. Once completed the over sheeting started. Filon profiled GRP sheets are manufactured from polyester resins and glassfibre and is very lightweight yet strong and is manufactured to the same profile as the existing roof. It therefore requires no additional structural supports. The existing bolts holding the roof sheets are cropped, the new sheet is install and fixed using Tek screws.

To carry out the gutter refurbishment Giromax's GIROSIL® RC-G was the product selected to carry out the refurbishment, it is designed to fully treat the gutter through anti-corrosion treatment, joint and substrate encapsulation. Used with GIROSIL® SE, (to seal defective joints), the coating system offers a seamless weatherproofing solution.

- Fully moisture tolerant and solvent free, offering permanent flexibility
- UV and temperature resistant, unaffected by standing water
- Incorporating matchless laminar flake, anti-corrosion technology

GIROSIL® RC-G is a solvent free elastomeric coating, with vapour breathable properties. It is fully moisture tolerant which can be applied to damp surfaces and in the case of galvanised gutters, offers matchless corrosion control. It has excellent elastic and flexible properties to withstand normal surface movements and remains unaffected by UV, temperature extremes or standing water. Another roofing project finished on time, on budget with yet another happy client !



Failed Gutter



New Gutter System



Existing roof



Newley installed roof



Safety Netting

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