

Roof & Building Leak Detection & Prevention

GUIDANCE & INFORMATION NOTE NO. 1

ELECTRONIC INTEGRITY TESTING: QUESTIONS?



Leaks below flat roofs, terraces or balconies can cause serious and costly disruption. Costs to manage and stop them can soon escalate. These are not limited to just the repairs but can include loss of revenue, reduced production and damage to fixtures and fittings.

Identifying the cause of the leak can be a time-consuming process, often involving several attempts to repair the roof and stop the leak. Some leaks are due to defects in the waterproofing that are not visibly identifiable and even an experienced person may not find them by visual inspection alone.

Non-destructive electronic integrity testing quickly and accurately pinpoints the exact locations of the breaches in the waterproofing so targeted effective repairs can then be undertaken.

How Does It Work?

The testing introduces a safe voltage over the surface of the waterproofing membrane and by tracking the flow of the voltage identifies any pathways where it flows to earth, such as, the roof deck, therefore pinpointing the leak or leaks.

Is it expensive?

The cost of repeated site visits by a roofing contractor to keep repairing the waterproofing, or the cost of replacing it unnecessarily, can run into many thousands of pounds. The waterproofing can be electronically tested, often in one-day at a cost of only a few hundred pounds. So, **no** it is not expensive.

When Is It Used & What Will It Find?

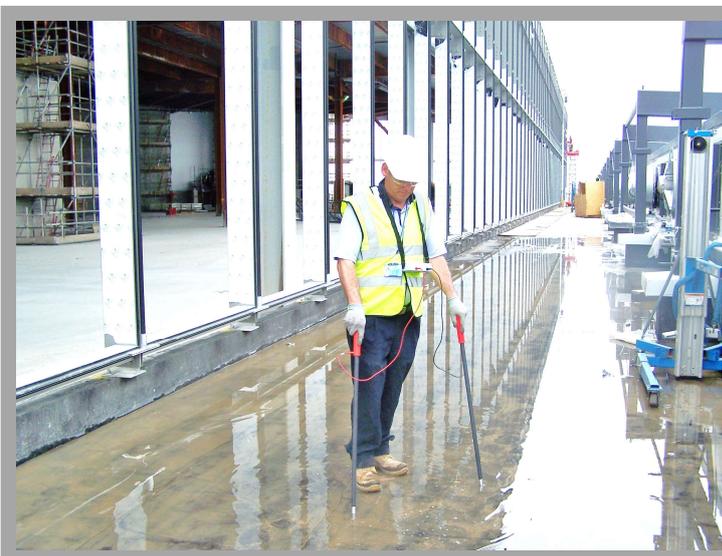
Used on newly installed flat roofs as a quality assurance procedure to ensure you hand over the roof without any breaches in it removing liability for latent defects.

Used on existing or old roofs as an investigative procedure to pinpoint the locations of breaches in it.

In both situations the testing will identify the precise locations of breaches where rainwater can penetrate through the waterproofing and enter into the construction.

Will it test all of the waterproofing?

The testing can be undertaken only on the exposed accessible waterproofing membrane. Paving slabs, etc, directly on the roof surface, need to be removed and set aside. The waterproofing membrane below building services units, cable trays or steels with a low clearance cannot be tested. So, not all the waterproofing may be testable.



Tyrrell & Jenkins Consultancy (TJC) offer a range of services, including:

- Electronic Leak Testing • Leak Investigations
- Floor & Roof Vacuum Dewatering.
- Thermal Imaging. • Expert Witness.

I TJC is an independent specialist Roofing Consultancy and Testing Services Company. We work throughout the UK providing non-destructive electronic leak testing, building envelope leak investigations, independent, specialist roofing technical advisory services to main and roofing contractors, building owners and developers in both the commercial and domestic markets. The company offers an extensive range of testing and investigative surveys that can quickly and accurately identify water entry pathways into and areas of entrapped water within a flat roof construction.

Tyrrell & Jenkins Consultancy Ltd

Tel: 01372 388358 or 01234 853529

Email: info@tandjconsultancy.co.uk

Web: www.tandjconsultancy.co.uk