

# Roof & Building Leak Detection & Prevention

## GUIDANCE & INFORMATION NOTE NO. 5

### Building Leaks

The RNLI at Poole were experiencing persistent, irritating and disruptive roof leaks.

Earnest attempts, over many months, by the Maintenance Team failed to resolve the problems.

A leak investigation testing regime, comprising of electronic leak testing and simulated rainfall testing pinpointed the causes of leaks allowing the maintenance team to identify exactly what repairs are needed to STOP the leaks.

The Investigations identified that:

- Some rainwater was penetrating through small breaches in the single-ply roof waterproofing and percolating down through the construction and manifesting at the leak site below.
- Missing and loose wall cladding fixings are allowing rainwater to penetrate into the walls and percolate down through the construction and manifest at the leak site below.



*Some of the many missing fixings where leaks occur*



*Small breaches found on the roof*

The causes can be identified and the leaks resolved by undertaking methodical and comprehensive leak investigations. Using a combination of carefully selected techniques we can identify their causes allowing effective repairs to STOP the leak. Irrespective of whether the leaks are through the waterproof covering, rainwater services cladding, glazing etc. we can quickly find them saving you thousands of pounds in closure costs, downtime and damages.

If you have any problem leaks then call ERC to discuss how we can assist you in **STOPPING** them.



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.

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