

Roof & Building Leak Detection & Prevention

GUIDANCE & INFORMATION NOTE NO. 11

School Roof Leaks - Stop Disruptive Leaks



St Lawrence Primary School had experienced rainwater dripping into the entrance foyer for over four years and despite spending time and money on various remedial works they could not stop the leak.

A leak investigation testing regime, comprising of electronic leak testing and simulated rainfall testing pinpointed the causes of leaks allowing effective and targeted remedial works to be undertaken that finally **STOPPED** the leak.

The Investigations identified that:

- Some rainwater was penetrating through failed and missing pointing to lead counter flashings and percolating down through the construction and manifesting at the leak location underneath.
- Some rainwater was penetrating under a saddle flashing and percolating down through the construction and manifest at the leak site below.



Simulated rainfall testing of counter flashings



Water manifesting at leak

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 hundreds or even thousands of pounds in closure costs, downtime and damages.

If you have any problem leaks then call TJC 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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