

Roof & Building Leak Detection & Prevention

GUIDANCE & INFORMATION NOTE NO. 7

Schools Roof 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 site below.
- Some rainwater was penetrating under a saddle flashing and percolating down through the construction and manifesting 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 ERC to discuss how we can assist you in **STOPPING** them.

ERC offer a range of services, including

- Electronic Integrity/Leak Testing.
- Building Envelope Leak Investigations.
- Thermal Imaging.
- Roof & Floor Dewatering.
- Expert Witness.
- Roof Surveys.

i ERC is an independent specialist Roofing Consultancy and Testing Services Company. ERC work predominantly throughout the UK* providing specialist specific and/or combination testing regimes to quickly and accurately determine the causes of leaks through any part of the building façade and to identify areas of retained/entrapped water within the construction to main and roofing contractors, building owners and developers in both the commercial and domestic markets.

**for inquiries about procuring our services outside the UK please contact head office.*

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