

Built-Up Roofing

Moorlands Junior School, Sale



Background

Moorlands Junior School in Sale were having a new extension added to the existing building, but several problems with water penetrating the existing roof which was causing constant internal damage.

Aedas, acting as the Building Surveyor, and Seddon Construction as the appointed Main Contractor, had several discussions and site meetings with Icopal Limited to determine the best course of action for the roof.

Challenge

Icopal conducted a full survey of the roof to highlight the problems. On the first inspection the major concern was that almost the whole roof had ponding water, with vegetation growing across several areas of the roof. The existing bituminous waterproofing had been repaired at several points indicating areas that had historically had problems. When Icopal returned for a second visit, following a number of dry days, core samples were taken which highlighted areas of damp insulation. This indicated that the detailing, especially around the internal outlets, was the obvious cause of water ingress.

The works had to be carried out in the summer break and in co-ordination with the new build construction. Trafford Council insisted that the whole works be completed within the six weeks school break to avoid disruption to the operation of the school. Roofing contractor, Mitie Tilley Roofing Ltd, informed the client that they would attempt to complete the works in the allotted time but with a poor summer predicted, they anticipated that this would not be possible. It was highlighted during one of the site meetings that the school was registered with the Eco Schools campaign and so the building's sustainability was very important.

Solution

Icopal presented a full specification incorporating both existing and new roofs. Due to the severe ponding and the internal outlet problems a tapered insulation scheme was proposed draining to the perimeter edge. The additional insulation would also help improve the building's energy efficiency. This would also be aided by the inclusion of new rooflights to meet the current regulations. For the waterproofing element Icopal recommended the new, innovative Noxite® Eco-activ membrane, which was enthusiastically accepted by the surveyor, main contractor and, more importantly, the client.

Noxite® from Icopal is manufactured with recycled bitumen content with granular titanium dioxide finish works actively with the surrounding environment to transform harmful nitrogen oxides into harmless nitrates.

Project:	Moorlands Junior School, Sale
Area:	1500 m ²
Completion Date:	September 2012
System:	Noxite Eco-activ capsheet and Profiles System
Client:	Trafford Metropolitan Council
Building Surveyor:	Aedas
Main Contractor:	Seddon Construction Ltd, Bolton
Contractor:	Mitie Tilley Roofing Ltd, Worsley