

Standing seam roof/s



Summary

The Sports Centre was completed 12 month prior, They reported staining down the glulam beams to the pool area. Pools by there nature have high humidity environments, which requires specific controls and design features.

An in-depth inspection of the roof by a roofing specialist, reported the following on removal of some roof sheets:

- Condensation/ moisture evident through the various layers from the underside of the top sheet to the liner sheet
- Condensation/ moisture was holding in the roof due to the lack of design in ventilation
- The condensation/ moisture was able to bleed through the VCL because the lap seals were incorrect and poorly installed.

Review of the project archived information, gave us a list of contractors that were engaged on the project, some of which have ceased trading. Design information was limited with the type and sealing of the VCL. The soffit and ridge details was devoid of ventilation, should that have been picked up earlier and or by the design managed? Inspections, sign off information was very limited and was not specific. Independent specialist reports had spurious comment which had no substance to validate issue with the roof.

Actions plans

- Plan drawn up of how to replace the roof elements down to the liner sheet without having to close the pool.
- New roof design acquired and approved but the client
- Internal works to the glulam beam to be carried out, out of hours.

Initial estimated cost to the business is currently at £240,000

Key Learning. This advice should be used, where the above is applicable, and the information discussed with your team highlighting the following points:

- **Bullet 1** Precon and design staff to fully investigate the feasibility of the design (fit for purpose).
- **Bullet 2** Third party intervention validating the design.
- **Bullet 3** Absolute record keeping throughout the process via photo evidence, compliance checks and marked up drawings .

SHEQ Alert date:	mm/yyyy	Display until:	Mm/dd/yyyy
Distribution:	Morgan Sindall x	Supply Chain x	Plant Hire Desk x Morgan Sindall Group x
Communication:	Toolbox talks / briefings x	Noticeboards x	SHEQ update x

