



ALUMASC
ROOFING



Alumasc Provides a Single Sourced Building Envelope Solution for Birmingham City Council

Rea Street, located in Central Birmingham are Residential flats owned and provided to residents by Birmingham City Council. Following an annual building survey, the decision was made that a full building envelope refurbishment needed to take place to further prolong the building's life, improve thermal efficiency and improve the inhabitant's lives.

Flat Roof System

During the roof inspection survey that was carried out by Alumasc and Rio Asphalt, various remedial repairs were identified to the main area of the roof. Localised strip and replacement was performed to allow the existing mastic asphalt substrate to be retained and maintain waterproofing integrity throughout the refurbishment of the fully occupied maisonettes.

Surface preparation and conditioning was carried out to provide a suitable substrate onto which the Caltech UV BUR system could be applied.

This system comprised of a vapour control layer, PU insulation adhesive, Caltech Preparation Layer and finally Caltech UV cold applied liquid waterproofing. A cut to falls insulation scheme (warm roof) was utilised not only to bring the building's U-value down to an average 0.18W/m²K but also vastly improve drainage flow to the outlets and reducing ponding water. This system provided Birmingham City Council with a 25-year system warranty.

Alumasc's BBA approved Caltech UV was selected due to the system's highly durable properties that excel over 25 years. The seamless nature of the application and cold applied installation was also essential for this fully occupied building to be refurbished successfully with minimal disruption. 700m² installed in total by Rio Asphalt and Paving Co Ltd.

External Communal Walkways

Over the years there had been substantial deterioration and degradation to the anti-slip coating to the external walkway areas thus becoming a health and safety hazard. Alumasc's BBA approved Caltech QC liquid waterproofing was utilised due to the products quick curing attributes. This provided little inconvenience to the inhabitants as the system is fully cured within 30-40 minutes. The system also included quartz anti-slip granules to provide residents with a safer walkway.



Rea Street, Birmingham

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RooftopEdge Protection and CDM

Alumasc's Sure-Foot Guardrail system now provides future protection to users of the flat roof when inspecting or carrying out future maintenance. The free-standing, counterbalance design of the guardrail system is ideal as it doesn't penetrate the waterproofing thus guaranteeing the roofs' waterproof integrity.

The system is supplied in kit form ready to build and the modular components are quick and easy to link together bringing the flat roof area in-line with current CDM regulations.

Benefits of Alumasc's single source building envelope solution

Exploiting the combined expertise of Alumasc Roofing and Roof-Pro allows a truly single source building envelope that we believe is integral to a system of this nature. Alumasc's nationwide network of registered contractors combined with our own site monitoring team(s) ensured compliance with the warranty and codes of practice were observed through to completion. One point of contact and one installation team provides a single source building envelope to the successful completion of the works thus limiting potential split responsibility.

The holistic approach to the design allowed for interfacing to be performed pre-contract allowing for installation on time, on budget and without compromise in terms of quality.

Split responsibility may result in the use of various trades and contractors, which in turn may lead to installation errors, damage to materials or negative warranty implications. The Alumasc Single Point Warranty limits this.

Alumasc's single point warranties assured Birmingham City Council that if they required any further support in relation to this project in the future it could be swiftly and efficiently provided from one single point of contact. This also includes details designed by Alumasc or any workmanship queries.

For more information on our range of roofing solutions, service, and technical expertise
contact@alumascroofing.com | www.alumascroofing.com

