Roof Management

Roof/Top/Topics

In This Issue…Design Issues – More on Walls

This article is the second in a series dealing with waterproofing issues (roofing and otherwise) related to walls.

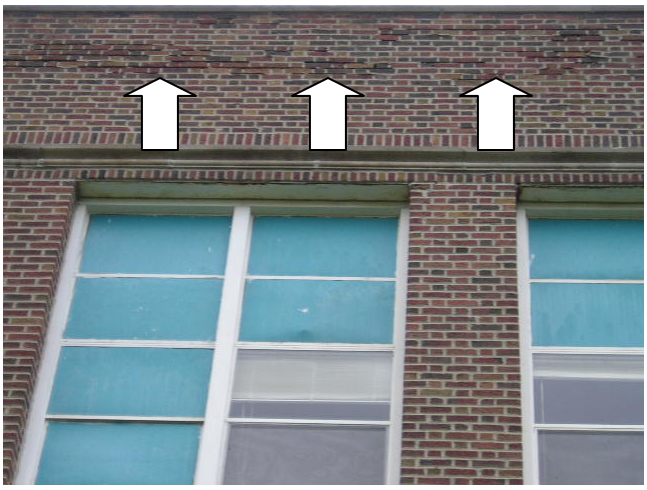
Last month we suggested that all perimeter parapet walls should be encapsulated or "wrapped" whenever possible. Failure to maintain wall flashings will also eventually damage walls. Further, when repairs are attempted they need to be done properly.

In the upper photo a portion of a parapet wall has been repaired multiple times, but never repaired correctly. Water can easily slide inside the wall flashings and soak the wall. The results of prolonged soakings coupled with freeze/thaw cycles leads to what you see in the other two photos.

In the middle photo, which was taken by leaning over the wall in the previous photo, areas of mortar are missing entirely. The arrow points to a section of mortar that has failed, is popping out and will soon fall.

In the last photo, taken from ground level looking up, large areas of mortar are clearly seen as missing. The portions of the wall that are obviously failing are all located above the roof elevation. The portions below the arrows are not failing (yet) because they are below the roofline and are in areas that receive some heat. The areas above the roofline are failing faster because they have no protection from freezing. These masonry walls will probably have to be completely rebuilt above the roofline. The cost of these repairs will far exceed the cost of properly performed repairs.

In the next issue we will explore wall problems from the inside of the building.



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