

Attachment D

Roof Report

Haymarket Library

**744 George Street, Haymarket NSW
2000**

Roof Report

A.B.N. 86 157 815 319

29/10/2019

Client: City of Sydney

RE: 744 George St, Haymarket

On 29th October 2019 Slate Roofing Australia Pty Ltd was engaged by City of Sydney to carry out a roof report/inspection at the above address.

The inspection was visually carried out accessing the roof areas that could be inspected safely

Photo 1.



Photo 2:



Photo 3:



Photo 4:



Photo 5:



Photo 6:





184 Harbord Road

Brookvale, NSW, 2100

Gary Tregidga 0404 059 881

Rob McKay 0412 580 681

Photo 7:



Photo 8:



Photo 9:



Photo 10:



Photo 11:



Photo 12:



Photo 13:

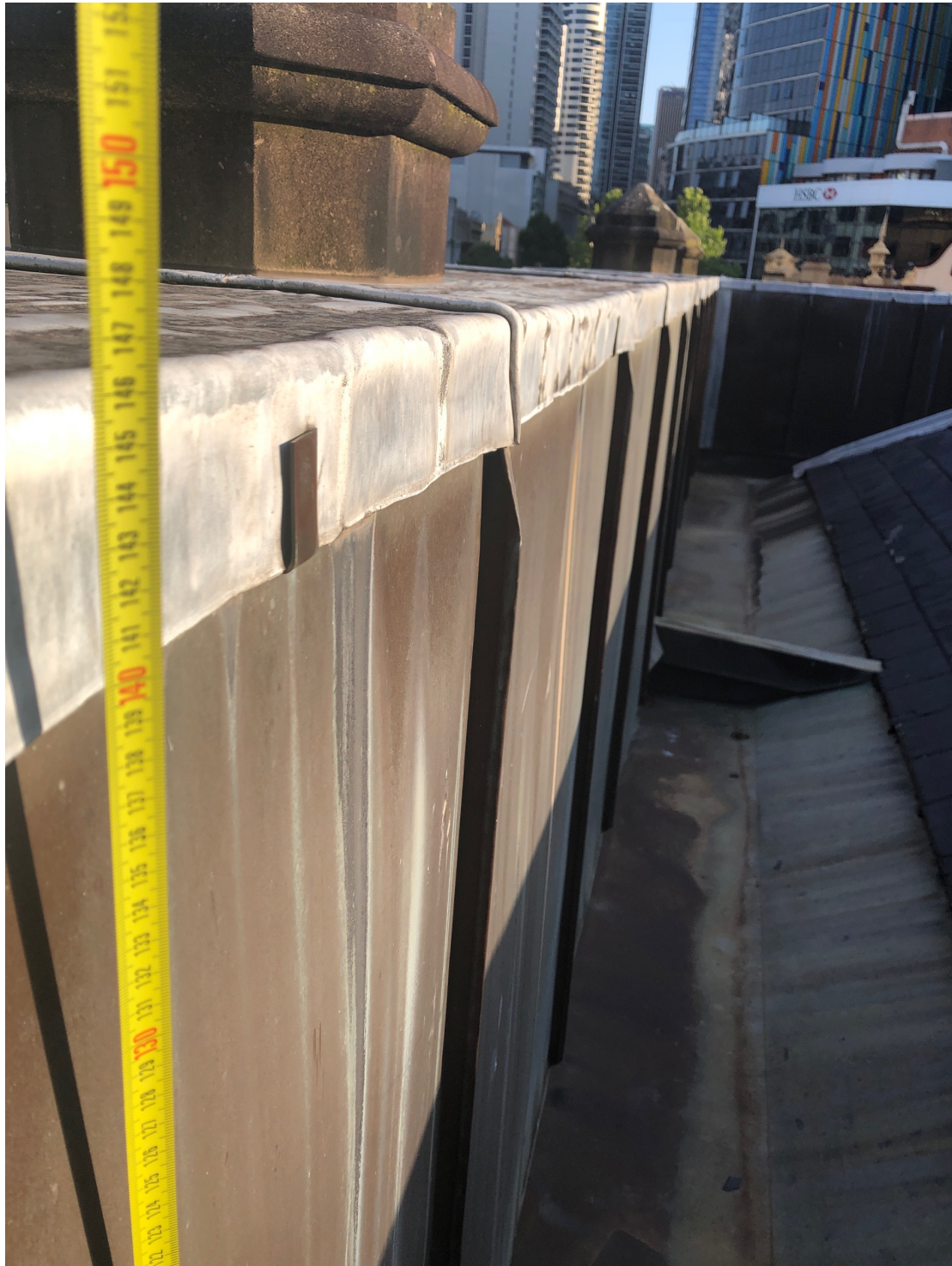


Photo 14:



Photo 15:





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- Photo 1: Haymarket Library was generally constructed of a sandstone structure and has a Welsh Penrhyn 20 x 10 slate roof, copper box gutters, copper standing seam panels on the internal side of the parapet walls and lead weathering's to the top of the South, West and Northern parapet walls, the current roof was apparently removed and replaced 20 years ago
- Photo 2: Access to the roof area is gained via the ceiling manhole which is located in the stairwell of the building. This leads to the access hatch on the Northern elevation. As you can see in the photo, the chipboard steps that have been made are in a poor condition and should be replaced, possibly in aluminium. The access hatch was made of sheet metal and had a hinged side which opens to the east
- Photo 3: Once access is gained onto the roof there are 2 x custom made aluminium ladders that take you up and over the roof into the Southern copper box gutter, this is compliant as the parapet wall in the box gutter is 1m high (noted in photo 10) the ladders seem to be in good condition
- Photo 4-5: There were a few broken slate noted on the roof, photos were not taken of all but an allowance of 30 pieces would need to be removed and replaced
- Photo 6: 30-35 kg lead weathering's were found on all of the parapet walls, the lead was in good condition but dents were noted, presumably from a past hail storm, this wouldn't really effect the life span of the lead as the dents were very minor
- Photo 7: On the Eastern elevation some lengths of the roll top lead was noted to have slipped down the hip, this is due to the lead not being adequately screw fixed to the timber roll on top of the hip. This would definitely be a point of water ingress but at the moment the sarking (layer of membrane used under the slate) would be shedding most of the water away, the sarking is not designed to be constantly exposed to the environment and will breakdown evidentially.

- Photo 8: Looking North East, as above, evidence of the lead roll top on the opposite hip starting to slip and needs to be refixed to prevent water ingress
- Photo 9: As above looking South East
- Photo 10: Southern box gutter made of copper sheeting seemed to be in good condition, a little debris needs to be cleaned out but generally the water was free to run. The internal sides of all the parapet walls were made up of copper standing seam sheets which were in a good condition and as noted before 30-35 kg lead weathering's on the top of the parapet walls.
- Photo 11: The Southern box gutter looking West had a redundant Air Con hood left in it which was preventing the water flow in the box gutter. I presume it wasn't removed from the roof when it was replaced as it wouldn't fit through the access hatch, this needs to be cut up and removed from the roof
- Photo 12: Also the Southern box gutter looking West has a sump installed in the box gutter which was completely blocked with leaf debris. This needs cleaning out and a copper leaf guard box installed over to prevent leaves and debris from future blockages. The Eastern end also has a Rain Water Head that was blocked with leaves but luckily there was an overflow which prevented the water back flowing into the building
- Photo 13-14: The Western side box gutter seemed to be in good condition, a little debris, mainly off cuts of broken slate needs to be cleaned out but generally the water was free to run. The internal sides of all the parapet walls were made up of copper standing seam sheets which were in a good condition and as noted before 30-35 kg lead weathering's on the top of the parapet walls. The parapet walls were just under 1.5m in height
- Photo 15: As the above, the Northern box gutter was identical to the explanation noted on the Western box gutter



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Conclusions:

Maintenance on the slate roof needs to be carried out to prevent water build up and ingress. As far as safety compliance is concerned “the parapet walls on the South, West and Northern elevation are 1 meter or over which means edge protection is not required when working on those areas and the aluminium ladders used to access the box gutters are in good condition and have been custom built to suit the roof.

Unfortunately, the majority of the work needs to be carried out on the Eastern elevation on the hips where the lead capping’s have started to slide due to inadequate fixing methods.

To carry out any works safely on the Eastern elevation at least 2 x safety anchor points will need to be installed by a licensed installer, try RIS safety Pty Ltd. Once this has been installed we can then attach a safety harness with a rope