

Project Profile

Site Name: Warburtons Bakery Nottingham

Roofing System: Seamsil 100 cut edge corrosion treatment



The Problem

Weatherproofing Advisors were contacted to survey the Warburtons Bakery sites at Eastwood Nottingham and Bolton, Greater Manchester. After surveying the roofing sheets at both sites we found evidence of severe cut edge corrosion. Cut edge corrosion commonly starts as edge peel at the cut edges of a metal sheet. It develops through normal weathering mainly at overlaps and eaves and accelerates through capillary water held in the lap. Edge corrosion is a progressive problem and, if neglected, can develop away from the cut edge, destroying the weather-sealed lap joint and gutter overhang. Early detection and effective treatment prevents costly future sheet replacement.

The Solution

Seamsil is a patented low modulus silicone system developed by Delvemade Limited in conjunction with GE Silicones to solve the problem of cut edge corrosion.

It provides a strong, flexible external joint that can be installed without disturbing existing fixings and sheets. Its tenacious adhesion remains unaffected by UV or weather and temperature extremes.

The Seamsil system has been developed against a background of decades of experience of roof repair and is designed to be user friendly in application, comprising a gun applied sealant followed by brush applied basecoat and coloured topcoat. Its built in simplicity makes Seamsil a cost effective and reliable cure for edge and overlap corrosion problems and since 1993 has been the only system specified by the steel manufacturers for the treatment of cut edge corrosion.

The Benefits

Luckily for Warburtons and thousands of other building owners faced with the same problem there is an economical and very effective solution. Developed by Delvemade Limited and in co-operation with the then British Steel Corporation, Seamsil, a silicone based, patented treatment can be used to seal the laps and edges to prevent the further water ingress of pollution and thus prevent any further corrosion from occurring.

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