

# Royal Hall of Industries

## Window Glazing Investigation

Inspected Friday 22<sup>nd</sup> March, 2019



## **General**

This document has been prepared to outline the findings of the examination of documented windows on 22/03/2019.

Windows investigated are identified as 'Tested for Hazardous Materials' on the attached drawing 'Extent of Glazing to be Replaced – Populous Sketch 25/02/19'

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### 1.1 – East Elevation [limited access]

- **Visual Inspection** carried out to the nominated window on Populous sketch and some surrounding windows.
- Glazing is suspected to be non original and has been replaced at a later stage with what appears to be 3-4mm frosted float glass.
- Frosted glass pattern is non consistent.
- Putty although mostly intact has become very brittle, Cracks in the putty are evident.
- Possibility of glazing falling out due to deteriorating putty.
- The window structure itself seems to be in relatively good condition. Some minor epoxy repair to the bottom rail and sill may be required.

### 1.2 – West Elevation [limited access]

- **Visual Inspection** carried out to the nominated window on Populous sketch and some surrounding windows.
- Glazing is suspected to be non original and has been replaced at a later stage with what appears to be 3-4mm frosted float glass.
- Frosted glass pattern is non consistent.
- Putty although mostly intact has become very brittle. Cracks in the putty are evident.
- Possibility of glazing falling out due to deteriorating putty.
- The window structure itself seems to be in relatively good condition. Some minor epoxy repair to the sill may be required.

### 1.3 – North Eleavtion

#### **Glazing removal & re-installation.**

Two panes of glass were removed as per instruction. Glazing was removed by hacking away the existing putty on the exterior, removing the 4 setting pins and by gently prying the pane away from the putty bed applied to the seat of the glazing bar.

All existing putty was removed from the glazing bar and cleaned. New back putty was then applied, existing pane refitted, setting pins installed and finally new face putty applied.

#### **Inspection.**

- Once the glazing was removed, the glazing bars were inspected for signs of rot or deterioration. Glazing bars appear to be in good condition and of sound integrity.
- Some signs of water ingress are evident on the glazing bars from the failing putty [black spots]
- Glazing is suspected to be non original and has been replaced at a later stage with what appears to be 3-4mm frosted float glass.
- Frosted glass pattern is non consistent.
- Putty was brittle and not hard to remove.
- Putty appeared to have “shrunk” allowing the glazing panel to become loose within the frame.
- Window structure itself seems to be in relatively good condition. Some minor repair to the bottom rail and sill may be required.

## 1.4 – South Elevation

### **Glazing removal & re-installation.**

Two panes of glass were removed as per instruction. Glazing was removed by hacking away the existing putty on the exterior, removing the 4 setting pins and by gently prying the pane away from the putty bed applied to the seat of the glazing bar.

All existing putty was removed from the glazing bar and cleaned. New back putty was then applied, existing pane refitted, setting pins installed and finally new face putty applied.

### **Inspection.**

- Once the glazing was removed, the glazing bars were inspected for signs of rot or deterioration. Glazing bars appear to be in good condition and of sound integrity.
- Some signs of water ingress are evident on the glazing bars from the failing putty [black spots]
- Glazing is suspected to be non original and has been replaced at a later stage with what appears to be 3-4mm frosted float glass.
- Frosted glass pattern is non consistent.
- Putty was brittle and not hard to remove.
- Window structure itself seems to be in relatively good condition. Some minor repair to the bottom rail and sill may be required.

## 1.5 – East Photographs [limited access for photographs]











## 1.6 - West Photographs [limited access for photographs]







## 1.7 – North Photographs

















## 1.8 – South Photographs



















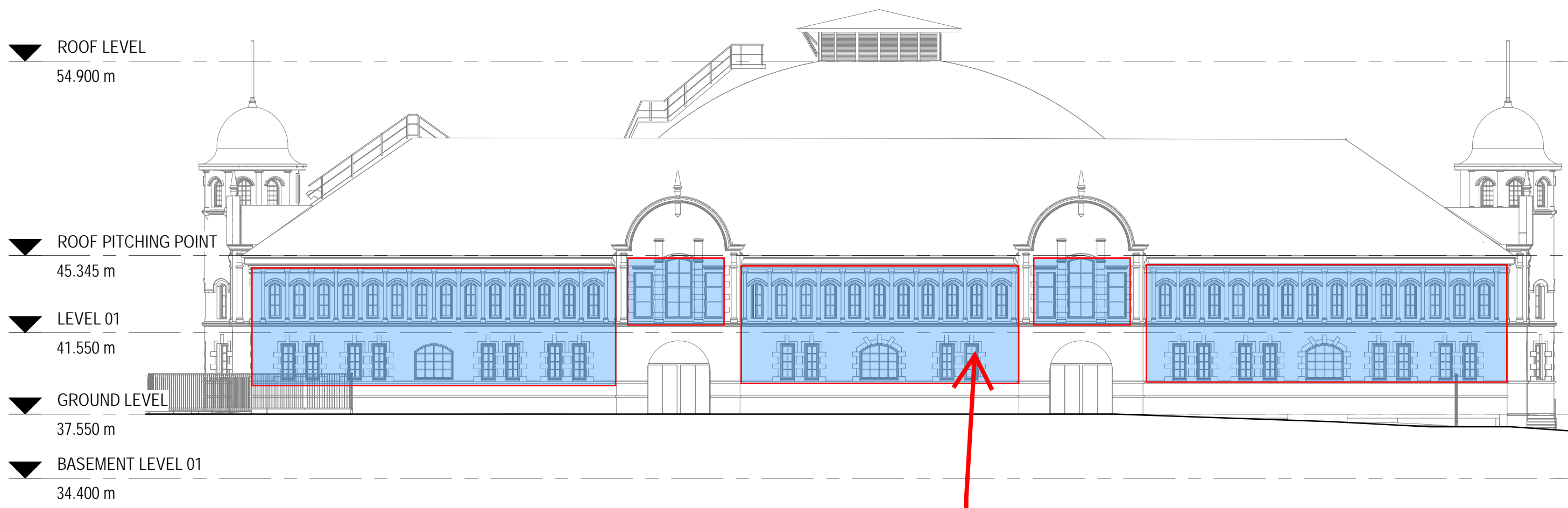


## 1.9 – Summary

The windows that were examined are all in relatively good condition.

The glazing that is currently installed does not meet current BCA standards for the building type or intended use.

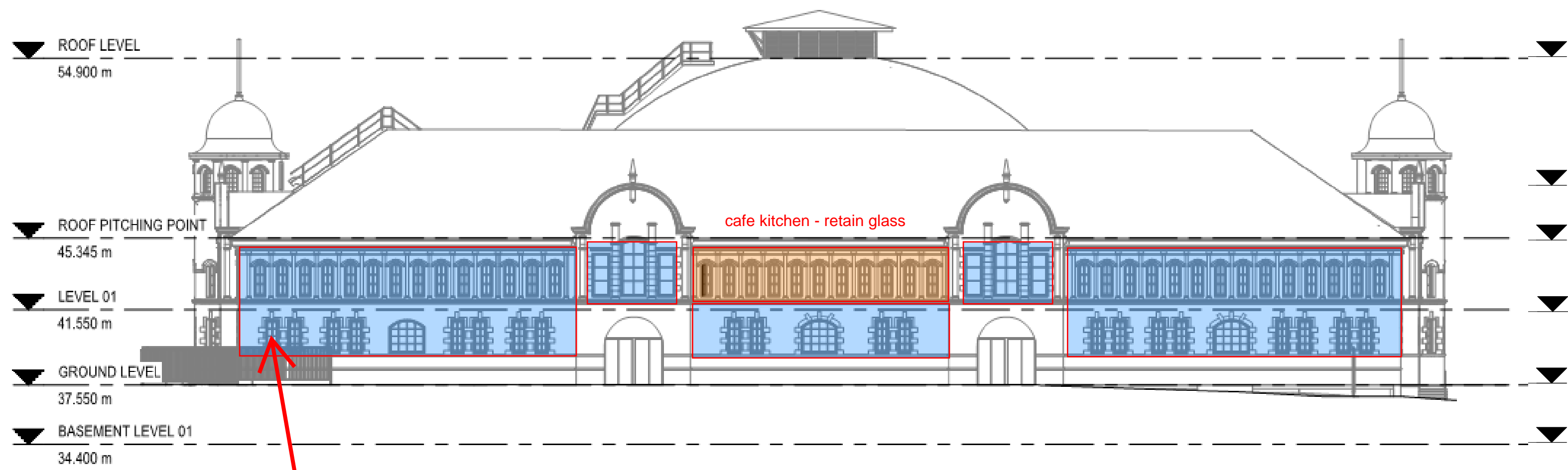
Should the glazing not be replaced, it is our recommendation that the exterior putty be changed as a minimum scope to ensure that the windows do not begin to deteriorate and to prevent the existing glazing from coming loose and falling out. Exterior sills that are showing signs of weathering or deterioration should be epoxy sealed and painted as a minimum scope.



3 NORTH ELEVATION  
1 : 200

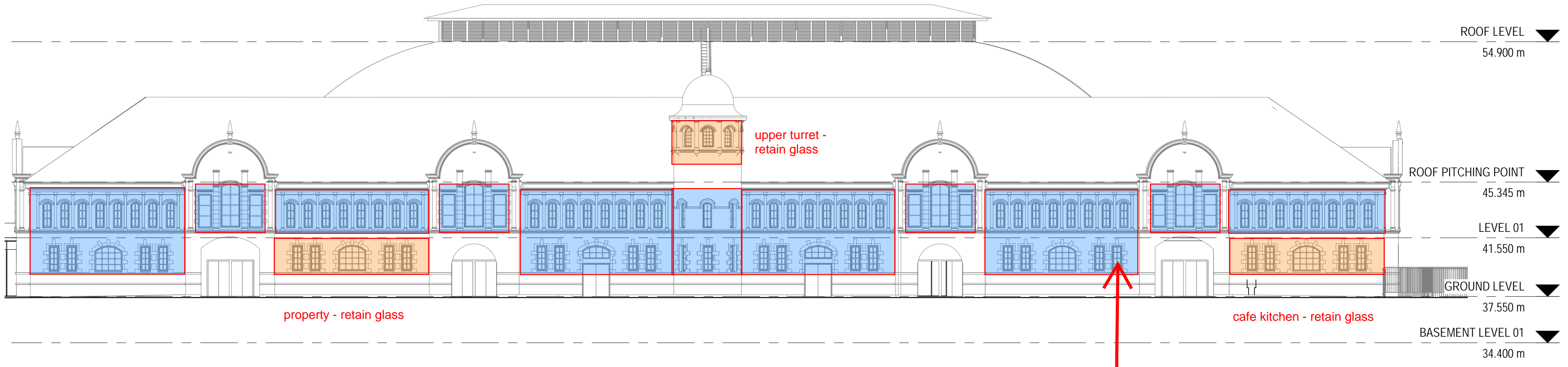
GLASS REPLACED

GLASS RETAINED



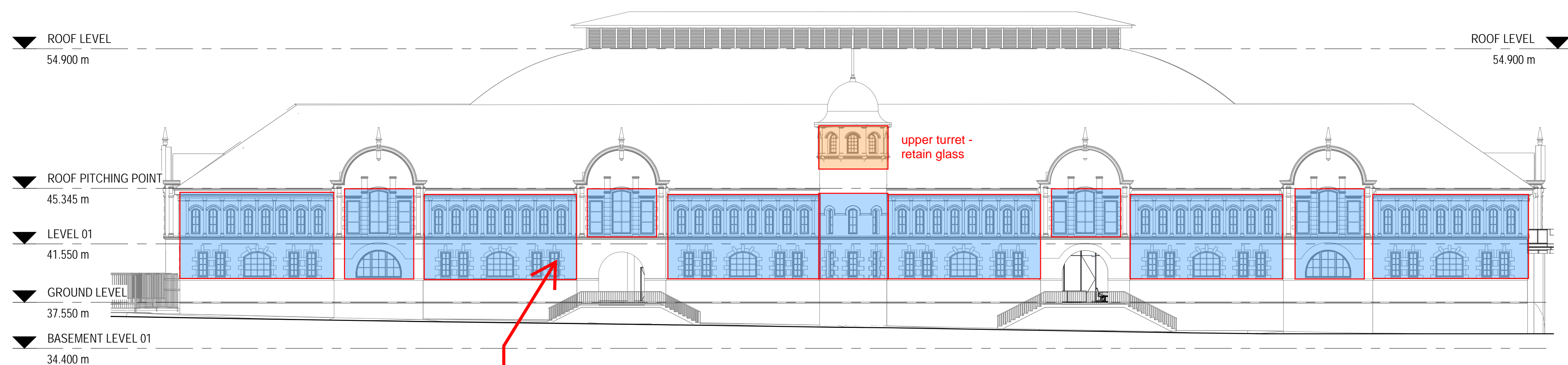
4 SOUTH ELEVATION  
1 : 200

This window was tested for hazardous materials



1 EAST ELEVATION  
1 : 200

This window was tested for hazardous materials



2 WEST ELEVATION  
1 : 200

This window was tested for hazardous materials