

Section 5 November 2, 2005



As we relocate the shelter, some of our new work is exposed and we can observe the performance of the building in the rain.

Context

Water running down the glass is traveling directly into the lower sash opening. Other water entry points are marked and we revise some of our practices to eliminate these leaks.

Initial observations

Rain running into the lower sash opening could be redirected to drip off the wall with the addition of a flashing. Existing flashing made of stainless steel are ineffective because of a shallow projection.

Temporary fasteners used at the eaves allow water to leak in at the joints between the wall and the roof.

The gutter at the upper sash leaks at the joints.



Proposed practice

Flashing will be fitted above each lower vent sash to allow water to drip past the top of the opening. We will use light gauge copper to assure a long service life and establish a common appearance for all flashing visible on the exterior.



Results from the fifth section

A gas furnace that had been in use for heating the room was removed. The success of built up nosing on the muntins has resulted in having nosing strips pre-manufactured in yellow cedar.

Recommended practice

Curved eave assembly includes bedding joints and fasteners with putty. Copper u-channel will be the assembly clamp at the eave joints, replacing the original clawed carriage bolt. The copper shields the joint and end grain of the wood muntins. Putty acts as a barrier to moisture entering the assembled joint.



Conservation practice

Wall muntins and mullions have a consistent problem with rot at the base near the attachment to the cast iron sill. As part of the repair and stabilization of this area, an impel rod is inserted into the wood, and enclosed with a wood plug. When exposed to moisture, this rod releases borax as an inhibitor to new rot development.

Project priorities

Preventing rain from entering through joints and vent openings will reduce the development of rot and rust of the building components.

Future caretaking

Monitor leaks and tag locations of water entry so that source of entry can be located and repaired.

