

Correct Shimming Of Bay Windows

Nowadays, the screw down jacking systems should avoid the defects seen in this photo, writes The Installer's technical and legal expert, Don Waterworth. Nevertheless, you need to be aware of what can happen if loads are not suitably supported and what that might cost your reputation.



I recently carried out a structural survey of a detached 1930s property and noted immediately that the front bay windows had not been installed and shimmed correctly, writes Don Waterworth.

As you are probably all aware, the correct shimming of the ground floor bay head between the frame and the head plate is incredibly important.

It is also necessary to ensure that the cill corners where the bay poles sit, are correctly filled to take the implied loads, passing down through the bay poles.

To be fair the bay window in the picture was fitted over 20 years ago when many window companies did not understand the loading of bays.

Avoiding damage

However, I think it is important to show not just the typical distortion caused by the corner posts, which have bowed the cill but also above this bay the brick rendered section had obviously settled and pulled away from the main structure due to eccentric loading. So, it is not a mere or normal task to support bay windows properly, it is vitally important if structural damage is to be avoided.

Nowadays, the screw down jacking systems should avoid such defects, nevertheless you need to be aware of what can happen if the loads are not suitably supported. **f Don.**



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