

# Shedding Water Off Buildings

Windows and doors installed need to be able to shed water effectively away from building facades, writes our technical expert, Don Waterworth. The idea is to get the water off the building as quickly as possible without any chance of the water penetrating the external fabric of the structure.

**All professional installers and surveyors should understand without question that any windows and doors installed need to be able to shed water effectively away from building facades, writes our technical expert, Don Waterworth.**

This is the reason that we have projected cills and the reason that we have capillary grooves under cill noses and storm cills, coping stones etc.

The whole purpose is to get the water off the building as quickly as possible without any chance of the water penetrating the external fabric of the structure – and there is an important reason from this as any water that enters the fabric of the structure can give rise to dampness or where timber floors are involved, can cause rot and/or infestation at the subfloor timbers.

## Photographic evidence

I inspected a property recently and took a photograph of the front door and sandstone step.

How on earth has the installer thought it acceptable to fit the door with no drainage visible, save for slots made in the bead in a vain attempt to remove water from the internal chambers of the door system.

Obviously the drainage holes to the underside of the door frame would allow water to run out. However as the door had been sealed externally, (as you can see there is an external silicone seal around the perimeter of the door), then the water would permeate through into the building rather than away from the building. Which is what happened.

The consequence of this was that the timber floor in this 1930s house had rotted.

The window company that fitted the door, found themselves in trouble, as the damage was attributable to them.

## Unacceptable

It is not suitable to not fit a cill where a cill should be. It is not acceptable to fit a door frame where the drainage has been manufactured incorrectly.

A consequence is that service calls later on and damage to the customers property will likely be the result – and more than anything else it is just plain unprofessional.

## Rise in damp issues

In previous articles, I have covered subjects showing trims around the external areas of windows and doors, sitting proud of



the masonry, which then catch the water and direct the water back into the property rather than shed the water away from the property.

## Building Regulations

Remember, the Building Regulations and Good Building Practice dictate that, windows and doors should be set at least 25mm back from the face of the structure and all windows should be fitted with projected cills or face drainage to ensure that water sheds away from the building quickly and effectively as possible.

Therefore think long and hard about any trims and any drainage that is not effective and make sure it is effective. **f**

## Earn the title

Remember, above all, you are Professional Installers and will only be respected as such by earning the title properly - Don.