

1 **Q. Re: Tab 5.1 - 2013 Company Building Renovations**

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3 **As regards the plan to replace the exterior metal siding and metal roofing on the**  
4 **warehouse, while the photos at figures 5 to 7 depict some evidence of corrosion on**  
5 **the roof, exterior siding and eave, these appear to be surface corrosion issues and**  
6 **the report does not refer to any leak issues in respect of these areas. Does**  
7 **Newfoundland Power have any evidence that the warehouse siding and roof are so**  
8 **compromised as to require complete replacement as opposed to re-painting or other**  
9 **repair?**

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11 **A.** The screw down steel roof over the warehouse is 35 years old and is the same roof  
12 construction that was replaced over the office area in 1998.<sup>1</sup>

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14 The roof over the warehouse has been inspected by a professional engineer. Given the  
15 current level of deterioration it has been determined that further repair is not a feasible  
16 alternative. Due to the extent of the rust damage painting the roof would require  
17 extensive surface preparation that would reduce the integrity of the existing roof panels.<sup>2</sup>

18  
19 The metal siding has been repaired and painted in the past with the most recent painting  
20 and mildew removal approximately 4 years ago. The mildew has returned since then.  
21 Continued re-painting and other repair will not fully address the deteriorating condition.

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<sup>1</sup> The metal roof was replaced in 1998 due to leaks in the office area. It was replaced with plywood and 2 ply modified bitumen roofing.

<sup>2</sup> Surface preparation requires grinding away existing rust to a bare metal surface and priming the roof before painting. Thin sections of the roof would need to be replaced.