

MAINTENANCE PROCEDURE

BAUDER BITUMINOUS FLAT ROOF SYSTEMS

The following procedure should be carried out at twice yearly intervals (Spring & Autumn) in order to ensure that the roof is maintained in first class condition, and that any potential problems are identified at an early stage.

- 1 Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed.
- 2 Clear all debris from the roof surface, rainwater outlets, chutes, gutters etc. Debris must be removed from the roof and not simply flushed down rainwater pipes. Where installed, remove the lids of all Inspection chambers or access grilles and ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely.
- 3 Cut back tree limbs that overhang the roof to give a 1 metre clearance outside the roof edge. This will significantly reduce blockage of drainage ways due to fallen leaves.
- 4 Remove any vegetation growth that may have occurred, taking care not to damage the waterproofing.
- 5 Ensure that all protective metal flashings (including lead counter-flashings) and termination bars to abutment upstands remain securely fixed in place. Advise the client of the need to repair or renew as necessary.
- 6 Examine all mastic sealant and mortar pointing for signs of degradation, and repair/replace as necessary. Advise the client of the need to repair or renew as necessary.
- 7 Check that all hard landscaping or proprietary surfacing finishes i.e. rubber playtop finishes, resin bound gravels, promenade tiles or paving slabs are securely fixed/ adhered to the roof surface and in good condition.
- 8 Ensure that any items of plant/equipment that may have been introduced to the roof are sited on suitable isolated slabs, with additional surface protection beneath, and that any fixings that may have been used to secure them, do not penetrate the waterproofing.
- 9 The Building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage or degradation should be reported to Bauder Limited immediately, so that arrangements can be made for remedial work to be carried out if necessary.
- 10 Look for signs of oil or lubricant leaks from plant equipment which might have leaked and be degrading the waterproofing. This must be reported at once.
- 11 Works to adjoining areas - When carrying out any maintenance to adjoining roof areas, care must be taken not to damage either the landscaping or the waterproofing system. If it is considered that either element has been affected, then Bauder should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.