



MAINTENANCE PROCEDURE

BAUDER REINFORCED BITUMEN MEMBRANE SYSTEMS

The following procedures should be carried out at twice yearly intervals (Spring and 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.
3. Cut back tree limbs that overhang the roof to give a 1metre clearance outside the roof edge. This will significantly reduce blockage of drainage ways due to fallen leaves.
4. Ensure that all rainwater pipes are free from blockages and that water flows freely through them.
5. Remove any vegetation growth that may have occurred, taking care not to remove the mineral finish or damage the waterproofing membranes in any way.
6. Ensure that any protective metal flashings or termination bars remain securely fixed and in place.
7. Examine all mastic sealant and mortar pointing for signs of degradation, and repair/replace as necessary.
8. Where promenade tiles or pavers are in use, ensure that they remain in position, secure and in good condition.
9. Ensure that any items of plant/equipment that may have been introduced to the roof are sited on a suitable slab, with additional surface protection beneath, and that any fixings that may have been used to secure them do not penetrate the waterproofing.
10. Report any signs of damage or degradation to Bauder Limited immediately so that arrangements can be made for remedial work to be carried out if necessary. It is recommended that a roof plan marked with co-ordinates be used to record findings of the inspection. This will avoid confusion and provide an ongoing record of roof performance which can be compared year on year.

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