



MAINTENANCE PROCEDURE

THE BAUDER SYNTHETIC SINGLE PLY SYSTEM

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 following.
- 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 overhand the roof to give a 1 meter 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 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 the findings of the inspection. This will avoid confusion and provide an on-going record of roof performance, which can be compared year on year.

Please also refer to the following, taken from the Single Ply Roofing Association (SPRA) 'Design Guide to Single Ply Roofing' 2nd edition 2007.

Routine maintenance of the membrane is not normally required but regular inspection of the roof should be carried out at least annually and preferably in early Spring and late Autumn. The purpose of this inspection is to:-

- Check for damage.
- Ensure rainwater outlets are not obstructed.
- Check that materials from other trades have not been left on roof.
- Check lightning and fall arrest equipment.

If ponding causes accumulation of silt or algae on exposed membranes this can be removed by brushing when wet with a soft bristle brush and removed by water spray. Proprietary fungicides or cleaners are not necessary and may not be compatible with the waterproofing; they should not be used.

UNITED KINGDOM

Bauder Ltd

70 Landseer Road

Ipswich Suffolk England IP3 0DH

T: +44 (0)1473 257671 E: info@bauder.co.uk

bauder.co.uk

IRELAND

Bauder Ltd

O'Duffy Centre Cross Lane Carrickmacross

Co. Monaghan Ireland

T: +353 (0)42 9692 333 E: info@bauder.ie

bauder.ie



It is recommended that a standard format roof plan, marked with co-ordinates, be used to record the findings of a planned inspection. This will avoid confusion with instructions to contractors and provide an ongoing record of roof performance, which can be compared year on year.

Timber roof decking should be set aside to allow removal of debris that could otherwise obstruct drainage. This is particularly important on buildings near trees.

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