

General Maintenance Hot Melt Waterproofing

Bauder Bakor 790-11 system



General maintenance procedures

Bauder hot melt structural waterproofing

These practises should be carried out after any building maintenance, plant and equipment work on the roof, after major storms, or at six monthly intervals (ideally Spring & Autumn) as a minimum in accordance with BS 6229:2018 Chapter 7.

The Bauder Structural Waterproofing System can be installed as part of an inverted build-up or a Cold Protected Roof Membrane Assembly (PRMA), and therefore the only visible sign of the Bakor 790-11 system available for inspection, if any, will be at the upstands. All maintenance ensures that the roof continues to perform, and that any potential problems are identified at an early stage. Any failures of the roofing system resulting from a lack of maintenance may not be covered under the guarantee. Reference should also be made to the guarantee documents to identify if there are any further inspections that may be required to ensure the continuation of the guarantee period.

- Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed.
- Inspect the visible waterproofing system at all upstands to ensure it is firmly adhered to the detail.
- Remove all debris from the roof surface, outlets, chutes, gutters, inside inspection chambers or access grilles etc. Ensure water runs to and drains freely from outlets/downpipes. Debris must not be flushed down rainwater pipes.
- 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.
- Remove any unwanted plant growth that may have occurred, particularly within pebble ballast or paving.
- Ensure protective metal flashings and termination bars remain securely fixed, repair or replace as necessary.
- Examine all mastic sealant and mortar pointing for signs of degradation, repair or replace as necessary.
- Check that all hard landscaping or proprietary surfacing finishes i.e. resin bound gravels, promenade tiles or paving slabs are securely fixed/adhered to the roof surface and in good condition.
- Ensure that any items of plant/equipment that may have been introduced to the roof are sited on a suitable slab or proprietary system, with additional compatible surface protection beneath, and that any fixings that may have been used to secure them, do not penetrate the waterproofing.
- Look for signs of contamination including leaks caused by plant equipment which might degrade the waterproofing. This must be reported at once so that the waterproofing can be exposed for inspection. Follow plant manufacturer's maintenance procedures accordingly to rectify the issue.
- The Building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage, contamination or degradation should be reported to Bauder Limited immediately, so that arrangements can be made for remedial work to be carried out if necessary.
- When carrying out any maintenance to adjoining roof areas, care must be taken not to damage the landscaping or the waterproofing system. If it is considered that either element has been affected, then contact Bauder for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.
- Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, then contact Bauder for advice on how the alteration can be incorporated without affecting the guarantee.
- Be aware of the inspection requirements as described in our BBA Certificates 06/4350 PS 1 & 6 (Roofing) and 06/4350 PS 3 & 5 (Damp Proofing). Download from bauder.co.uk/technical-centre

Competency Requirements for Roof Maintenance Activities

While formal training is not a prerequisite, the following competency expectations apply:

- The building owner or assigned maintenance contractor is responsible for assessing and confirming the following competence of individuals tasks to perform maintenance activities.
- Competent operatives must be able to:
 - Understand and interpret the maintenance instructions provided.
 - Execute the required tasks thoroughly and in a safe manner, adhering to relevant health and safety protocols.
- Maintenance operatives should be familiar with general building maintenance practices and be capable of identifying potential issues such as membrane damage, drainage blockages, or plant contamination.