

General Maintenance
Cold Applied Liquid Waterproofing
LiquiTEC Balcony and Walkway System



General maintenance procedures

Bauder cold applied liquid balcony and walkway system

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.

All maintenance ensures the waterproofing continues to perform, and any potential problems are identified at an early stage. Any failures of the 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.
- Sharp debris can cause damage so a visual inspection is advised. Remove all debris from the waterproofing, 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 balcony or walkway to give a 1 metre clearance. This will significantly reduce blockage of drainage ways due to fallen leaves.
- Remove any plant growth that may have occurred, taking care not to damage the waterproofing.
- Check the soffit where visible for evidence of water ingress, wet patches, water staining etc.
- Check other building components e.g. balustrades, walls, threshold details etc. for soundness. 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.
- Where slabs or pavers are in use, ensure they remain in position, are secure 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. 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.
- Any repairs to the waterproofing should be carried out by a Bauder Approved Roofing Contractor, ideally the original installing Roofing Contractor. If an immediate, **short term**, repair to the membrane is necessary use a strong cloth-backed waterproof self-adhesive tape (gaffer tape) prior to the attendance of the Roofing Contractor.
- When carrying out any maintenance to adjoining roof areas, care must be taken not to damage the hard 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 Bauder should be contacted so that we may advise on the alteration and how it should be incorporated without affecting the guarantee.
- If required, the waterproofing can be cleaned by manual washing down with a solution of cold or warm water and mild detergent.

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Pressure Washing

- Manually brush away any loose particles, general dust, dirt etc.
- Ensure all outlets, drainage points, gutters and downspouts are clear and free from any blockage.
- Apply a cold or warm ($\leq 50^{\circ}\text{C}$) water pressure wash with a mild detergent solution.
- The head of the water lance should be kept at least 500mm away from the surface at all times and the pressure should be restricted to less than 1500psi.
- Preferably leave the detergent solution on the surface for approximately 15minutes.
- For stubborn areas of dirt, gently brush or mop the surface after the detergent has been applied.
- Rinse the surface with clean, cold water. The head of the water lance should be kept at least 500mm away from the coated surface at all times and the pressure should be restricted to less than 1500 psi.
- Squeegee excess water from the surface to outlets, gullies etc.

Manually Washing Down

- Manually brush away any loose particles, dirt, dust etc.
- Mop the area to be treated with cold or warm water, best results will be achieved with the addition of a mild detergent solution. For stubborn areas of dirt, gently brush the surface while it is still wet.
- Care should be taken to only use mop heads that will not be shredded by the quartz surface.

Important notes for all Cleaning Methods

- Water temperature should not exceed 50°C .
- Only use mild detergents and de-greasants that are free of solvents, alcohol or caustic compounds.
- Cleaning methods should not allow water to penetrate behind the waterproofing.
- Cleaning methods and materials not in accordance with Bauder guidelines may affect any guarantee.

Surface Tension

For a short period of time following installation, water may bead on the system surface due to surface tension. If this occurs, the surface tension can be broken down by cleaning in accordance with this document. Alternatively, simply apply proprietary hand washing up liquid in solution and lightly brush with a soft brush, prior to rinsing with clean water.

De-icing

- De-icing products which can potentially lead to steel corrosion should not be used unless substrates are fully protected and waterproofed.
- De-icers which dissolve and do not leave an unsightly residue on the walkway or balcony areas are recommended.
- Bauder balcony and walkway systems are resistant to common de-icing materials including:

Rock salt (white preferable)

Sodium acetate based de-icers

Potassium Acetate based de-icers

Calcium chloride flakes

Prilled Urea

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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.