

**BAUDER**



# GENERAL MAINTENANCE

BITUMEN MEMBRANE SYSTEMS  
BTRS, Bauderflex, Airtech, Pro F,  
BauderTherm Stripes

## BAUDER BITUMINOUS FLAT ROOF SYSTEMS

### General Maintenance

The following procedure should be carried out after any building maintenance or heating, ventilation and air conditioning work on the roof or at twice yearly intervals (Spring & Autumn) or after major storms in order to ensure that the roof is maintained in first class condition, 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.
- 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.
- 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 vegetation growth that may have occurred, taking care not to damage the waterproofing.
- Ensure that all protective metal flashings (including lead counter-flashings) and termination bars to abutment upstands remain securely fixed in place, repair or renew as necessary.
- Examine all mastic sealant and mortar pointing for signs of degradation, and repair or replace as necessary.
- 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.
- 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.
- 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.
- Look for signs of contamination including oil or lubricant leaks caused by plant equipment which might degrade the waterproofing.
- 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.

- 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.