

MAINTENANCE GUIDE

Sappi ---Vetroasfalto

General Maintenance

Building owners should institute a maintenance program to maximise their investment. Membranes are covered by warranties that require periodic maintenance inspections that can be voided by the lack of regularly scheduled roof inspections and maintenance.

Periodic preventive maintenance can prevent small, easily handled problems from becoming disruptive, big-budget nightmares.

Proper repairs to a roof system can prolong the roof's service life and enhance the value of the original investment.

Basic roof inspection procedures

The starting point of a roof inspection should actually be the interior of a building. The interior walls and ceilings should be examined for any signs of water staining which would indicate a problem above on the roof. The roof itself should then be visually inspected.

The roof inspection should be undertaken by a suitably qualified tradesperson and he should be paid for his services.

1. Ensure safe access can be gained to the roof and that relevant Health and Safety Procedures are followed when accessing and working on the roof. Safety harness attachment points or man safe systems should always be used where provided and necessary.
2. The roof should be inspected and surveyed at least yearly and after any severe storms. Record details of access and persons involved.
3. Record details of any damage that requires attention. Report any signs of damage or degradation to the roofing contractor immediately. They can arrange for the necessary and appropriate remedial work to be carried out as necessary. It will be beneficial if a roof plan is produced and marked with co-ordinates record the results of inspections to avoid any confusion and provide an on-going record of roof performance, which can be compared year on year.
4. Remove all debris and leaves from rainwater outlets, chutes, gutters etc. All debris must be removed from the roof and not flushed down rainwater pipes. Roofs in the vicinity of tall trees should be inspected more frequently. It is recommend that leafs are removed in spring and autumn to avoid any growth.
5. Ensure that any protective flashings, edge trims or termination bars are secure and remain securely fixed.
6. Check all mastic sealant and mortar pointing for signs of degradation, and repair or renew as necessary.
7. Where promenade tiles or paving slab walkways exist, ensure that they are in good condition and securely fixed.
8. Ensure that any item of plant/equipment that may have been installed onto the roof is on a suitable support and that any fixings do not penetrate the waterproofing.
9. If membrane repairs are needed, they should be performed by a professional roofing contractor. Not doing so could also void the warranty. Meir Roofing and Insulation Supplies as the manufacturer's agent should be notified promptly about the need for repair(s) and the procedures followed. All procedures should be documented in order to create an informative history of a roof system's performance

Green Roofs

Maintenance for green roof systems normally relates only to the waterproofing and drainage elements, although some schemes may require attention to remove weeds etc.

Maintenance is best carried out bi-annually in spring and autumn.

Fallen leaves may be considered as a benefit to the environment and are acceptable as long it has no detrimental effect on the drainage. During maintenance bio-diverse areas should be disturbed as little as possible during the maintenance so as not to upset any micro-habitats that may have colonised.

Plant encroachment

Any plants that have encroached into drainage outlets, walkways and the pebble vegetation barriers should be removed. If movement/settlement of the pebble vegetation barrier has occurred, then additional washed stone pebbles should be added.

Plant Maintenance

Plant maintenance should be undertaken by a suitably qualified tradesperson and should include weeding, feeding etc. as required.

Fertiliser and Irrigation

Green roof systems do not generally fertilisers or artificial watering. However if it is found to be required the advice should be sought from a suitably experienced tradesperson.