

TECHNICAL BULLETIN – TB208

GUIDE TO MAINTENANCE PROCEDURES FOR LIQUID APPLIED MEMBRANES

12th February 2018

INTRODUCTION & SCOPE

This document supplies recommended items and time intervals that shall be adhered to for the ongoing maintenance and performance of a roof or other area that has been coated with a liquid applied membrane as the final finished surface. The adherence to these procedures will ensure the continued coverage of the warranty during the nominated period.

WHY INSPECT ?

- ① The roof is exposed to all elements including foot traffic and this slowly ages the membrane until the service life ends.
- ① A roof requires regular inspections and prompt repairs.
- ① Studies have shown that a roof that is not regularly maintained will only last half of its expected life.
- ① Don't assume that a warranty will help.
- ① If you can not show that the roof has been maintained, you may not have a case to enforce a claim on the manufacturers' warranty.
- ① Experienced facility managers know that a roof should be inspected at least twice a year to maintain this warranty.
- ① Always engage an experienced and competent engineer/contractor who specialises external roofing and membranes.

PERIODIC ROOF INSPECTIONS.

- 1) Inspections are mandatory every 6 months, and immediately after any work is completed on the roof.
- 2) A "Roof Maintenance Inspection Checklist" should be used in conjunction and to assist in the inspection procedure.
- 3) An inspection checklist form is located at the back of this guide. This will help to ensure a complete and thorough inspection.
- 4) Notes and photos should be taken and a sketch completed illustrating areas of concern.
- 5) Reports of previous inspections should be reviewed before subsequent roof inspections are done.

AREAS TO INSPECT.

The following are critical areas for any inspection.

Gutters and drains for twigs, leaves, dirt and debris. These can cause damage due to restriction of normal flow, preventing positive drainage.

Check the screens, strainers, fasteners and seals to assure that there is no damage to these items or leakage.

Flashings, parapet walls, expansion/control joints for cracks or splits and ensure that they are sealed effectively.

Masonry walls should be checked for moisture penetration, deterioration or delamination of the coating.



Surface area of the roof for blisters, physical and mechanical damage caused by equipment, hail, vandalism, and or excessive foot traffic. This also includes any unauthorised work/maintenance associated with HVAC, electrical, plumbing, or installations of equipment. Check the coating in these areas to insure that there is no damage to the coating.

WHEN TO CALL THE CONTRACTOR.

Before any work/alterations/rectifications are commenced call the contractor.

If blisters, leaks or damage are noted, the installation contractor must be contacted immediately as failure to do this will void your warranty if still within this period.

Also contact the company that issued the warranty in writing with details.

At some point, the system may require rejuvenation or renewal. In this case contact the original contractor for an inspection/report.

If there are any questions concerning the system which are not adequately addressed by the contractor, contact the manufacturer.

PREVENTATIVE MAINTENANCE.

Roofs should not be used for storage of any building materials, signs or other unnecessary equipment. This will require a complete re-assessment of the roof.

Limit foot traffic as much as possible, and maintenance personnel should be the only foot traffic on the roof.

Walkways should be installed to protect the roof membrane if regular foot traffic is anticipated.

Prevent damage to the roof membrane from exposure to chemicals, solvents, petroleum based products and gases from exhaust systems as these will promote rapid deterioration and decomposition of the coating system.

All service lines (PVC, metal) must not lie directly onto the coating.

ANY SUBSEQUENT DAMAGE/DEFECTS IN THE MEMBRANE SYSTEM.

The original contractor must be informed to arrange an inspection and to carry out rectification work so as retain the remaining warranty period on the system.

If leaks internally are noticed, contact the original contractor so he may carry out an inspection to confirm if leaks are attributable to damage on the roof.

A sample inspection plan is shown on the following page.



Semi-annual maintenance inspection checklist

Roofing system substrate: _____	Applicator: _____
Building: _____	Roof selection: _____
Inspected by: _____	Completion date: _____
Warranty team: _____	Inspection date: _____

	PROBLEM		OBSERVATIONS	REPAIRS		
	NO	YES		Repairs by whom		Date
				Owner	Applicator	
ROOF CONDITION						
General						
Debris						
Walkways						
Substrate						
Leaks						
Drainage						
Roof drains						
Scuppers						
Gutters						
Downspouts						
Ponding						
Membrane						
Bare spots						
Adhesion						
Cracks						
Pinholes						
Mechanical damage						
Blisters						
Cracks						
Vandalism						
Bird damage						
Storm damage						
Soft & spongy						
Wet						
PENETRATION						
Pipes						
A/C Units						
Vents						
Skylights						
Expansion joints						
Ducts						
Walls						

Use the following symbols when preparing a roof sketch:

P>	Photographs	EX	Excessive Ponding	UC	Uncured coatings	E	Exposed foam
O	Roof drains	P	Pinholes	DT	Flashing or Edge treatment defect	OS	Overspray
X	Mechanical drainage	S#	Slit number			OF	Off ration SPF
FB	SPF blister	TC	Thin coating	FC	SPF cracks		
CB	Coating blister	FT	Rough foam texture	CC	Coating cracks		

IMPORTANT

This Technical Bulletin provides guideline information only and is not intended to be interpreted as a general specification for the application/installation of the products described. Since each project potentially differs in exposure/condition specific recommendations may vary from the information contained herein. For recommendations for specific applications/installations contact your nearest Ardex Australia Office.

DISCLAIMER

The information presented in this Technical Bulletin is to the best of our knowledge true and accurate. No warranty is implied or given as to its completeness or accuracy in describing the performance or suitability of a product for a particular application. Users are asked to check that the literature in their possession is the latest issue.

REASON FOR REVISION – ISSUER

24 month review

DOCUMENT REVIEW REQUIRED

24 months from issue

NSW 02 9851 9100, **QLD** 07 3817 6000, **VIC** 03 8339 3100, **SA/NT** 08 8406 2500, **WA** 08 9256 8600

New Zealand (Christchurch) 64 3384 3029

Web: <http://www.ardexaustralia.com> email: technicalservices@ardexaustralia.com

