

GUARANTEE APPENDIX

1 - General Maintenance Requirements

Industry Codes of Practice

The Customer must maintain the roof in accordance with Sika Limited maintenance requirements (as may be updated from time to time) and appropriate industry standards and codes of practice (e.g. BS 6229, BS 8217) and design guidance relevant to the waterproofing technology (SPRA, LRWA, BFRA, NFRC). The Customer shall retain records (including photographic evidence where safe and possible, both before and after) of such maintenance, recording as a minimum: the date(s) on which the maintenance was carried out; the party carrying out the maintenance; and a detailed record of the maintenance carried out.

Maintenance of Sika Roof Waterproofing Membranes

Sika roof waterproofing membranes all require the usual good roof husbandry, cleaning rainwater outlets and regular inspection for evidence of physical damage from outside sources. There should be an annual inspection of the roof in spring to detect any winter related damage and another in late autumn to ensure that the roof is cleared of leaves and other debris. Roofs in close proximity to trees, subject to high dust or other pollutants, or in other high-risk locations should be inspected more frequently. It is a guarantee requirement that the roof is inspected for damage after adverse weather that may reasonably have been suspected to have caused building damage. It is also advisable to inspect after any works are carried out on the roof by other trades.

The following is a list of typical roof details, although each individual roof may have other areas that require specific inspection:

- **General areas** – remove leaves, paper, silt and any other extraneous debris. Cut back overhanging tree limbs;
- **Upstands, flashings, cappings, expansion joint covers and copings** – check exposed membrane for any damage and ensure the components themselves, sealants, and pointing are in good condition and effective;
- **Mastic joints (or similar)** – see specific item below;
- **Edge details, drips and water checks** – check that edge details are properly secured to provide protection against wind uplift;
- **Membrane flashings at walls, kerbs and gutters** – check exposed membrane for any damage and ensure sealants, mastics and pointing are in good condition and effective. Gutters should be cleaned regularly and maintained free flowing; and
- **Penetrations and protrusions e.g. pipes, outlets, rooflights and plinths** – check exposed membrane for any damage and ensure sealants, mastics and clips are in good condition and effective.

Maintenance of Sika Branded Products

The specific published maintenance requirements of each Sika Branded Product must be followed for continuity of that product's guarantee within the system. The Building Owner must ensure that the Sika Constant Force post fall arrest system (where applicable) is correctly maintained and inspected annually by an independent assessor and must not be used without such annual certification.

Maintenance of Sika Green Roofs

Along with the latest GRO Green Roof Guidance, the published maintenance requirements for Sika Green Roofs must also be followed, to ensure initial establishment and continued health of the living roof components. Failure to properly maintain or adequately irrigate the roof may result in irreversible damage to the living roof system. All maintenance should be carried out by competent personnel, fully in accordance with the appropriate health and safety regulations, specifically but not limited to, safe access.

Product Information

The latest Safety Data Sheets (SDS) in accordance with Regulation EC No 1907/2006 (REACH) for Sika's roofing products can be found [online](#).

Cleaning

- **Sika Single Ply Membranes** - The membrane may be washed using a domestic detergent solution applied with soft brooms and rinsed well using fresh water. No other treatment is necessary. Where a ballasted roof has been installed the ballast may accumulate dirt and algae growth. As commercial cleaners or fungicides may contain chemicals detrimental to Sika Single Ply membrane products, their makeup should be carefully checked before use. If in doubt consult Sika Roofing Technical Services.
- **Sika Liquid Applied Membranes** - The membranes will not ordinarily support organic growths. However, accumulated dirt resting on the surface due to uneven falls etc may provide nutrient. Algae and other such dirt accumulations should be washed with a domestic detergent solution and hosed with clean water. Failure to remove heavy dirt accumulations may result in severe vegetation growth capable of damaging the membrane.
- **Sika Reinforced Bituminous Membranes & Sika Hot Melt Structural Waterproofing** - If required the waterproofing may be washed using fresh water. No other treatment is necessary.

Chemical Spillages

On roofs where plant is installed and maintained, chemical spillage is always a possibility. In the event of such an accident the area should be well washed down thoroughly with a domestic detergent solution and flushed with fresh clean water until all traces of the chemical have been removed from the surface. For bitumen-based products where petrol or diesel is particularly harmful, areas will need to be removed and replaced. Ensure sufficient measures are in place to prevent potentially harmful chemicals from entering the water drainage system. If in doubt about chemical substances contact Sika Roofing Technical Services..

Mastic Joints (or similar)

Where applicable, any sealants (silicone, mastic, PU etc) used to upstands or other details may need replacing as the joints fatigue or weather, typically after 10 years. Such work must be undertaken by one of Sika's trained network of Roofing Contractors (we recommend that the original installing contractor should be used whenever possible to avoid split responsibility for workmanship). Removal of any old sealant and the correct preparation and priming of the surfaces to receive the new sealant is essential.

SIKA LIMITED

Head Office
Watchmead
Welwyn Garden City
Hertfordshire, AL7 1BQ
United Kingdom

Contact

Phone +44 1707 394444
E-Mail roofing.support@uk.sika.com
www.sika.co.uk
@SikaLimited

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Liquid Detailing System for Sika Single Ply Membranes & Sika Reinforced Bituminous Membranes

Where applicable, an additional topcoat of the 'Sika Liquid Applied Detailing System' can be installed to prolong its life. Such work must be undertaken by one of Sika's trained network of Roofing Contractors and the correct preparation of the surfaces to receive the coating, is essential. We recommend that the original installing contractor should be used whenever possible to avoid split responsibility for workmanship.

Physical Damage

In common with any other roof finish, Roof waterproofing membranes are all liable to physical damage if abused. However, this damage can usually be easily located and permanently repaired by Sika's trained network of Roofing Contractors. An up-to-date list of such contractors can be obtained from Sika Limited (we recommend that the original installing contractor should be used whenever possible to avoid split responsibility for workmanship).

- **Sika Single Ply Membranes** - Sika Single Ply Membrane damage can be easily located and permanently patch repaired by a Sika trained Contractor. Obviously, it is not always possible to arrange an immediate repair by an outside agency. Under normal conditions, the following first aid action will provide 'temporary' protection until permanent repairs can be actioned.

1. Clean off the area surrounding the damage and dry well.
2. Apply self-adhesive tape (e.g. Sika Single Ply Membrane foil tape) over the damaged area.

The minimum acceptable size of a Sika Single Ply Membrane repair should be 300mm x 300mm membrane with rounded corners. **Under no circumstances should repairs be attempted using any bitumen-based products.**

- **Sika Liquid Applied Membranes** - In the event of localised damage, or to reinstate a completely seamless barrier following structural modifications, repairs can be made quickly and easily. Obviously, it is not always possible to arrange an immediate repair with an outside agency. Temporary repairs using other products may be appropriate for short-term exposure but full re-instatement using the Sika Liquid Applied roofing system must be done at the earliest opportunity.
- **Sika Reinforced Bituminous Membranes** - Sika Reinforced Bitumen Membrane damage can be easily located and permanently repaired by a Sika Reinforced Bituminous Membrane trained Contractor. Sika Reinforced Bituminous Membrane patch repairs should comprise of a layer of both the relevant underlay and cap sheet and be sufficiently sized to ensure that a minimum distance of 150mm beyond the damaged area is covered. Patches should be finished with a consistent bitumen bead around all perimeters.
- **Sika Hot Melt Structural Waterproofing** - Sika Hot Melt Structural Waterproofing can be permanently repaired by a Sika Hot Melt Structural Waterproofing trained Contractor. The size of any patch repair should be a minimum of 500mm x 500mm and sufficiently large to ensure that a minimum over carry of 150mm is achieved. Any area of repair must have the access layer removed to reveal the raw hot melt prior to attempting a repair, in order to provide a sound termination, before replacement access layer is installed.

Refurbishment

Sika Liquid Applied Membranes - Sika Liquid Applied roofing systems will normally last beyond their initial design lives. They may have their durability extended by the application of additional coatings and a suitable specification can be supplied on request. This method of roof refurbishment is significantly more cost effective than conventional alternatives and will enable further long-term cost savings to be made. **If the topcoat was previously applied in a different colour to the underlying coat, this will serve as a guide to the need for re-coating - i.e. the coating underneath will begin to show through when the topcoat wears thin.**

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