

Britannia Liquid Roof Waterproofing Membranes Care and Maintenance Information

The following care and maintenance requirements are for the Britannia Liquid Roof Waterproofing Membranes. Britannia recommend that your maintenance staff and/or maintenance contractor inspect the roof periodically or at least twice a year ideally before and after the winter period. This ensures that dirt and debris is removed before causing damage. Maintenance items are the responsibility of the building owner and are not included within the scope of the Roofing System Warranty.

Item	Action
Internally	Check internal surfaces visually for signs of moisture, leakage or condensation (eg. damp patches, staining etc)
General	Remove any unnecessary debris from the roof area particularly objects, which could cause damage to the membrane. Do not use the roof as a working platform for adjoining buildings or further works. If access is required adequate protection must be provided so as not to damage the membrane.
Drainage	Keep the roof surface clean at drain areas to avoid clogging. Clear leaves, silt or other debris, which may cause blockage of outlets or otherwise impede drainage. Check that ponding water is drained from the roof within 48 hours following rain. Check that all drains are running freely and without blockage. Rod or jet wash if necessary.
Chemicals	Check with your contractor If any chemicals come into contact with the roofing membrane. Some chemicals could degrade the membrane or cause swelling.
Foot Traffic	Anti-Skid walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule. Exercise caution when not using designated walkways, especially since ice or frost build-up may not be visible. Membranes are slippery when wet.
Roof Alterations	Check with your contractor that the proposed alteration will not invalidate the warranty. Should alterations be required, the work must be carried out by the approved roofing contractor who carried out the original installation. Do not allow other trades to fix through the waterproofing membrane without proper advice. This is especially important when having aerials, heating & ventilation equipment or telephone cables fitted.
Metal Work	Keep roof maintenance items, such as counter flashing, metal curbs and metal ducts sealed watertight at all times.
Point Loading	Any furniture placed above the roof waterproofing system where there is a potential to damage or puncture the membrane should be laid on appropriate sacrificial support pads or paving slabs to protect the membrane and distribute the load accordingly.
Leaks	Report leaks immediately to your maintenance staff and/or maintenance contractor. Try to determine if it is a roof membrane leak or a wall, curb, skylight, metal ductwork or plumbing leak. Deterioration or failure of building components that causes a leak is not covered by the warranty. Physical damage to the membrane or flashing is not covered by the warranty.
Rooftop Maintenance	When it is necessary for workers to be on the roof to service rooftop equipment, e.g., HVAC units, antennas, etc., workers should be cautioned to use walkways and to exercise care with their tools and equipment to avoid puncturing the roofing membrane.
Repairs	Damaged areas of membrane should be repaired. Please contact your maintenance staff and/or maintenance contractor to complete suitable repairs.
Cleaning	Pressure washers can be used to clean the Britannia Liquid Applied Waterproofing Membrane (including anti-skid surface finishes) where the following limits are observed: <ul style="list-style-type: none"> • Pressure to be no greater than 40 bar / 580 psi • Minimum 20cm distance between pressure washer nozzle and surface

The inspection should concentrate on high-risk areas such as roof hatches, drains and around all rooftop equipment as well as general inspection of the entire roof. The inspector should be looking for membrane damage (cuts and tears), chemical spills, or water infiltration into the roofing system.

Compliance with the above listed care and maintenance requirements will aid in assuring a durable, watertight membrane roofing system.

Where applicable the use of safe roof access equipment shall be used at all times.

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