


SINGLE PLY



# MAINTENANCE OF FiberTite® ROOF SYSTEMS





## CONTENTS

General Maintenance	1
Owner Inspection & Maintenance Recommendations	1
Safe Access	2
Inspections	2
MOY Authorised Roofing Contractor Maintenance Recommendations	3
Useful References	4
Contact Details	4





## General Maintenance

All roof systems require periodic maintenance to achieve the maximum life expectancy of the roof material. Alterations to the roof or repair works should be performed by an authorised MOY contractor (preferably the original installer), the owner can help maintain the roof by seeing that regular maintenance in the form of clean up procedures, are performed and recorded. The designer and installing roofing contractor should issue an O&M Manual to make the owner aware of these procedures upon completion of the roofing works.

## Owner Inspection & Maintenance Recommendations

1. Inspect the roof at least twice yearly, in spring and autumn, and inspect all roofs after any severe storms. Make frequent inspections on buildings that house manufacturing facilities that distribute exhaust debris onto the roof. Clean roof drains of debris. Remove leaves, twigs, cans, balls, etc. which could block or obstruct roof drains. Bag and remove all debris from the roof, since debris on the roof surface will be quickly swept into drains by heavy rain causing drainage problems to occur.
2. Subject to building use, there may be a requirement to increase the frequency of inspections. For example, on buildings that have roof mounted plant, air handling equipment or those with exhaust flues that distribute debris or contaminants onto the roof. In instances where such contamination is possible, it is important to consult with MOY and the installing contractors to assess the potential impact on the Fibertite® membrane.
3. Notify the installing roofing contractor immediately after a roof leak occurs. If possible, note conditions resulting in leakage. Heavy or light rain, wind direction, temperature and the time of year that the leak occurs are all important clues to tracing back roof leaks. Note whether the leaks stop shortly after each rain event or continues to drip until the roof is dry. If the owner is prepared with the facts, the diagnosis and repair of roof problems can proceed more rapidly.
4. File all job records, plans and specifications for future reference. Set up a maintenance schedule and log to fully record maintenance procedures as they occur. Log all access times and parties working on the roof in case damage should occur.
5. Do not allow foot traffic on the roof in very cold or very hot temperatures as damage can result. Do not allow the installation of television and radio antennas or mechanical equipment without notifying the installing roofing contractor and consulting with them about the methods and details for these installations. A roof access permit system should be in place to allow only authorised personnel on the roof.
6. In emergency situations, patch leaks to minimise property loss.
7. Except for emergency situations, do not attempt owner-performed roof repairs, consult a Moy authorised roofing contractor, where possible the original installer.

## Safe Access

- Do not access the roof during extreme weather events such as storms, extreme heat or when the roof is covered in ice or snow.
- Wear shoes with a robust tread to ensure good grip, inspecting the soles for stones and other sharp objects that could cause damage, prior to accessing the roof.
- Follow designated walkways wherever possible and take care to avoid areas that have ponding water or have a build up of dirt and grime as these could be slippery.

## Inspections

### FIELD AREAS

- Visually inspect the roof area for signs of damage caused by sharp items or other foreign objects.
- Pay attention to welded seams and report any defects immediately to both MOY and the installing contractor
- If any insulation or membrane fixings appear loose or raised notify both MOY and the installing contractor immediately
- Note the position, gridline or other identifying feature when noting any damage or concerns.

### DETAILS

- Pay particular attention to termination details at perimeter parapets and drip edges and internal abutments.
- Closely monitor termination bars and flashings to ensure they remain securely in place, paying careful attention to the condition of any sealants used (sealants are typically a 5-10 year maintenance item).
- When maintaining degraded sealants, it is essential only products compatible with the FiberTite® membrane are used, carefully removing the existing sealant and preparing the area before applying the new materials. If in doubt, contact MOY for guidance and make a log of all products used.

### PLANT PENETRATIONS AND SURROUNDING AREAS

- Carefully inspect upstand details, counter flashings and any sealants used in these areas.
- Examine the area around roof mounted plant and associated penetrations for damage, both as part of the routine maintenance programme and also immediately after any maintenance work carried out in the area.
- Sharp objects such as fixings, swarf and metal shavings can often be found on the roofs in the aftermath of plant maintenance and installations. A magnetic brush should be used to remove these items from the roof to avoid causing damage to the membrane.
- Consult MOY and the installing contractor before any works are carried out to install new or amend existing plant.
- Do not penetrate the membrane with fixings and ensure all plant is safely mounted on a MOY approved proprietary support system with a sacrificial layer of membrane installed between the plant supports and the FiberTite® waterproofing membrane.



- Examine roof mounted plant regularly for leaks or by products of manufacturing that could contaminate the membrane. In the event of contamination:
  - Contain the contamination to as small and area as possible using a split kit.
  - Follow guidance to clean the affected area thoroughly to remove the contaminant, taking care not to damage the roof membrane.
  - Identify the contaminant.
  - Notify both MOY and the installing contractor.
  - Any repairs must be carried out by original/MOY authorised contractor.

## **RAINWATER OUTLETS AND SCUPPERS**

- Ensure all outlets are free from debris and blockages and rainwater is draining freely from the roof.
- Leaf guards should be cleaned regularly.
- Debris must not be flushed down the outlet and allowed to enter the rainwater pipes.
- Note any outlets that are not free draining.

## **CLEANING**

- Should the membrane require cleaning, a solution of warm water and mild detergent should be used with a cloth or large headed soft broom.
- Do not use pressure washers as these can damage the membrane.

## **MOY Authorised Roofing Contractor Maintenance Recommendations**

After completion, each roof is subjected to various weathering conditions. Roofs do not wear uniformly since certain areas may be affected more severely than others. Equalising wear by upgrading worn areas may prolong the roofs life. To equalise wear, the maintenance and repair of these areas should be done by a MOY authorised roofing contractor.

In general MOY FiberTite roofing systems require minimal routine maintenance other than periodic inspections to check for damage by accidental impact or by building modifications involving the roof structure and cleaning when required. During the course of such inspections, sharp objects such as screws, stones, broken glass and other materials should be removed from the surface in order to minimise the chances of accidental damage by subsequent foot traffic. It is good practice to ensure that necessary cleaning and maintenance is carried out to ensure gutters and rain water outlets remain free flowing. This may include but is not limited to the removal of silt, debris and unwanted vegetation.


**\*If removing sharp objects or debris from the waterproofing layer, do not sweep along the surface as this could lead to scratching. This should be removed by hand, with the necessary PPE and safety equipment used.**

## Useful References

- BS 6229 (latest version): Section 7 - Care and Maintenance
- BS 8217 (latest version): Section 10 - Maintenance and Repair
- LRWA 'Design Guide for Specifiers'  
[lrwa.org.uk/wp-content/uploads/2024/02/Specifiers-Guide-2020-FINAL-01.09.20.pdf](http://lrwa.org.uk/wp-content/uploads/2024/02/Specifiers-Guide-2020-FINAL-01.09.20.pdf)
- SPRA 'Design Guide' S01-2020-Design-Guide-1.pdf ([spra.co.uk](http://spra.co.uk))
- NFRC 'Homeowners Guide to Flat Roofing'  
[www.nfrc.co.uk-homeowners-guide-to-roof-work.pdf](http://www.nfrc.co.uk-homeowners-guide-to-roof-work.pdf)
- Other Applicable Maintenance Recommendations for Flat Roofing

## Contact Details

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**Roofing Contractor:** \_\_\_\_\_

**Date of Issue** \_\_\_\_\_

**Recipient** \_\_\_\_\_

**Specifier / Designer:** \_\_\_\_\_

**Date of Issue** \_\_\_\_\_

**Recipient** \_\_\_\_\_

**Building Contractor:** \_\_\_\_\_

**Date of Issue** \_\_\_\_\_

**Recipient** \_\_\_\_\_

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