


BITUMEN

Decorative graphic elements consisting of several thick, diagonal stripes in yellow and green, located in the lower-left and bottom-center portions of the page.

# **MAINTENANCE OF REINFORCED BITUMEN ROOFS**



A graphic consisting of two parallel, slanted yellow bars of varying lengths, creating a stylized 'C' shape.

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## General Maintenance

All roofs require periodic maintenance to achieve their maximum roof life. While complex repairs and some maintenance should be performed by authorised Moy contractors (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. The designer and installing roofing contractor should make the owner aware of these procedures after the roof is completed.

## 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. 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.
3. 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.
4. 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.
5. In emergency situations, patch leaks to minimise property loss.
6. Except for emergency situations, do not attempt owner-performed roof repairs. The puncturing of a blister or the application of a coating or mastic only covers up evidence the roofing contractor needs to ascertain the problem. Do not consider using maintenance coatings, sprays or "miracle" products without consulting a Moy authorised roofing contractor, where possible the original installer.



## Cold Weather

### 1. Use of Salt:

The use of Salt on Moy modified bitumen roofs is permitted. The salt product is typically distributed as a granule and aids in the prevention of ice accumulations. Manufacturer's directions in the use of the product should be carefully followed. Note that the melt water coming off the roof will have higher concentrations of salt and this may lead to corrosion of rainwater goods and gullies and may be detected as a contaminant in water run-off from the project site, therefore the use of the product should conform to directions of the local municipal authority or local environmental agencies.

De-icing products which are based upon glycol or other chemicals, may cause harm to the waterproofing membranes and should generally be avoided.

### 2. Clearing of Gutters and Outlets:

Ensure the roof gutters and rainwater outlets do not become obstructed by compacted snow or ice dams. This material should be carefully removed to ensure meltwater may freely drain away.

### 3. Removal of Snow:

Where snow accumulations occur, it may be permitted to use plastic shovels or plastic edged floor scrapers. Where a snow blowing machine is used, a non-metallic auger is preferred. The auger must never be in direct contact with the roof waterproofing membrane. The machine used should be designed for use in flat roof applications and the manufacturer's directions should be followed at all times.

### 4. Electrical Trace Heating:

Where electrical trace heating is used on roofs and drainage channels, the manufacturer's operating and maintenance guides should be adhered to at all times and such systems should be tested annually prior to winter.

### 5. Health & Safety:

The removal of snow accumulations must be carried out in accordance with a safe plan of work, suited to the individual building and the climatic conditions. Suitable measures to prevent slips, trips and falls must be employed. Care must be taken to prevent damage to property or injury to passers-by or those working at ground level. Only experienced professionals should be engaged in this type of activity.



## **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 is the secret to prolonged roof life. To equalise wear, the maintenance and repair of these areas should be done by an authorised Moy roofing contractor (preferably the original installer).


Maintenance may be as simple as re-gravelling a windswept corner, or more complex, such as correcting a ponding water problem, but maintenance is a necessary part of good roofing practice.

## **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](http://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  
As per good roofing practice and as the relevant local standards

## **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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