

SikaRoof I-CURE

MAINTENANCE REQUIREMENTS – ROOFS AND PROTECTED DECKS

GENERAL

In normal use, SikaRoof i-Cure roofing systems require no routine maintenance. However, it is strongly recommended that periodic inspections are carried out to check for damage by accidental impact or by building modifications involving the roof structure.

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 minimize the chances of accidental damage by subsequent foot traffic. In order to prevent damage by excessive localized loading, particularly on roofs incorporating soft insulation, a safe method of load-spreading should be placed under ladders or the supports of free standing structures on the roof. It is a guarantee requirement that the roof is inspected for damage following adverse weather that may reasonably be suspected to have caused building damage. It is also advisable to inspect the roof after work has been carried out by other trades.

INSPECTIONS

It is strongly recommended that inspections be carried out by the client at least annually and be recorded. Inspections in spring should detect any winter related damage and in autumn should 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. The following is a list of typical roof details, although each individual roof may have other areas that require 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, as well as sealants and pointing are in good condition and are effective;
- **Sealant joints** – Sealants to upstands or other details do not form part of the guarantee and may require replacing as joints fatigue and weather. Any necessary replacement work must be undertaken by the original contractor. All renewals should ensure complete removal of old sealant and the correct cleaning and reinstatement of the joint;
- **Edge details, drips and waterchecks** – 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 and pointing are in good condition and effective. Gutters should be cleaned regularly and maintained free flowing;
- **Penetrations and protrusions, e.g., pipes, outlets, rooflights and plinths** – check exposed membrane for any damage and ensure sealants and clips are in good condition and effective;
- **The anti-slip finish and embedment coat** is an optional additional coat to the roofing system. The longevity of this system depends on factors such as volume of traffic and its nature. Check this surface layer periodically to evaluate the condition. A reduction in this layer will obviously produce a reduction in the slip-resistance quality of the surface, and risk exposing the waterproofing layers of the system. It should be renewed as and when necessary.

MAINTENANCE OF INDIVIDUAL SIKAROOF I-CURE PRODUCTS

The specific published maintenance requirements of each SikaRoof i-Cure product must be followed for continuity of that product's guarantee within the system.

CHEMICAL EXPOSURE AND SPILLAGES

On roofs where plant is installed and maintained chemical spillage is always possible. In the event of such an accident the area should be washed down thoroughly with a domestic detergent solution and rinsed with fresh clean water until all traces of the chemical have been removed from the surface. Ensure sufficient measures are in place to prevent potentially harmful chemicals from entering the water drainage system.

In the case of the application of chemical-based stains or coatings to suspended timber decking installed over completed SikaRoof i-Cure, contact your local Sika Representative for further advice.

CLEANING

SikaRoof i-Cure 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. Where suspended timber decking has been installed over a completed SikaRoof i-Cure, low-pressure waterblasting to a maximum of 1500Psi is permitted. Failure to remove heavy dirt accumulations may result in severe vegetation growth capable of damaging the membrane.

REPAIRS

In the event of localized damage, or to reinstate a completely seamless barrier following structural modifications, repairs can be made quickly and easily. All such repairs should be carried out by the original installing contractor to avoid any division of responsibility. 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 SikaRoof i-Cure must be done at the earliest opportunity.

REFURBISHMENT

SikaRoof i-Cure 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 for such a situation 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.

Note: SikaRoof i-Cure systems incorporate different colours for the base coat and top coats. If the top coat begins to reveal a different colour underneath, this will serve as a guide to the need for re-coating, i.e., the different-coloured coating underneath will begin to show through when the top coat wears thin.