

# TECHNICAL BULLETIN – TB213

## GUIDE TO MAINTENANCE PROCEDURES FOR ARDEX BUTYNOL® AND WELDTEC MEMBRANES

Monday 19<sup>th</sup> October 2020

### INTRODUCTION & SCOPE

This document outlines recommended procedures and time intervals for the ongoing maintenance and performance of roof or other areas that have had an ARDEX Butynol® or Weldtec sheet membrane (ARDEX WPM 712 and ARDEX WPM 715) as the final finished surface. Following these procedures will ensure the continued coverage of the warranty during the nominated period.

### WHY INSPECT?

The roof is exposed to all elements including foot traffic and this slowly ages the membrane until the service life ends.

A roof requires regular inspections and prompt repairs.

If you cannot show that the roof has been maintained, you may not have a case to enforce a claim on the manufacturer's warranty.

Experienced facility managers know that a roof should be inspected at least twice a year to maintain this warranty.

### PERIODIC ROOF INSPECTIONS

Inspections are mandatory every 6 months, and immediately after any work is completed on the roof.

A "Roof Maintenance Inspection Checklist" should be used to assist in the inspection procedure.

An example inspection checklist form is located at the back of this guide. This will help to ensure a complete and thorough inspection.

Notes and photos should be taken and a sketch completed illustrating areas of concern.

Reports of previous inspections should be reviewed before subsequent roof inspections are done.

### AREAS TO INSPECT

The following are critical areas for any inspection.

**Gutters and drains** – for twigs, leaves, dirt and debris. These can cause damage due to restriction of normal flow, preventing positive drainage.



Check the screens, strainers, fasteners and seals to assure that there is no damage to these items or leakage.

**Flashing, parapet walls, expansion/control joints** – for cracks or splits and ensure that they are sealed effectively.

**Masonry walls** – should be checked for moisture penetration, deterioration or de-bonding of the membrane.

**Surface area of the roof** – for physical and mechanical damage caused by equipment or vandalism. This also includes any unauthorised work/maintenance associated with HVAC, electrical, plumbing, or installations of equipment. Check the Butynol membrane in these areas to insure that there is no damage to the membrane.

### **WHEN TO CALL THE CONTRACTOR**

Before any work/alterations/rectifications are commenced call the contractor. If bubbles, leaks or damage are noted, the installation contractor must be contacted immediately as failure to do this will void your warranty if still within this period.

If there are any questions concerning the system which are not adequately addressed by the contractor, contact the manufacturer.

### **PREVENTATIVE MAINTENANCE**

Roofs should not be used for storage of any building materials, signs or other unnecessary equipment. This will require a complete re-assessment of the roof.

Limit foot traffic as much as possible, and maintenance personnel should be the only foot traffic on the roof.

Walkways should be installed to protect the roof membrane if regular foot traffic is anticipated.

### **ANY SUBSEQUENT DAMAGE/DEFECTS IN THE MEMBRANE SYSTEM**

The original contractor must be informed to arrange an inspection and to carry out rectification work so as retain the remaining warranty period on the system.

If leaks internally are noticed, contact the original contractor so he may carry out an inspection to confirm if leaks are attributable to damage on the roof.

A sample inspection plan is shown on the following page.



### Semi-annual maintenance inspection checklist

Roofing system substrate: _____	Applicator: _____
Building: _____	Roof selection: _____
Inspected by: _____	Completion date: _____
Warranty team: _____	Inspection date: _____

	PROBLEM		OBSERVATIONS	REPAIRS		
	NO	YES		Repairs by whom		Date
				Owner	Applicator	
<b>ROOF CONDITION</b>						
<b>General</b>						
Debris						
Walkways						
Substrate						
Leaks						
<b>Drainage</b>						
Roof drains						
Scuppers						
Gutters						
Downspouts						
Ponding						
<b>Membrane</b>						
Adhesion						
Cracks						
Mechanical damage						
Blisters						
Cracks						
Vandalism						
Bird damage						
Storm damage						
Soft & spongy						
Wet						
<b>PENETRATION</b>						
Pipes						
A/C Units						
Vents						
Skylights						
Expansion joints						
Ducts						
Walls						

Use the following symbols when preparing a roof sketch:

P>	Photographs	EX	Excessive Ponding			E	Exposed foam
O	Roof drains			DT	Flashing or Edge treatment defect	OF	Off ration SPF
X	Mechanical drainage	S#	Slit number	FC	SPF cracks		
FB	SPF blister						
		FT	Rough foam texture				

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**IMPORTANT**

This Technical Bulletin provides guideline information only and is not intended to be interpreted as a general specification for the application/installation of the products described. Since each project potentially differs in exposure/condition specific recommendations may vary from the information contained herein. For recommendations for specific applications/installations contact your nearest Ardex Australia or Ardex New Zealand Office.

**DISCLAIMER**

The information presented in this Technical Bulletin is to the best of our knowledge true and accurate. No warranty is implied or given as to its completeness or accuracy in describing the performance or suitability of a product for a particular application. Users are asked to check that the literature in their possession is the latest issue.

**REASON FOR REVISION – ISSUER**

INCLUSION OF WELDTEC

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