



## CARE AND MAINTENANCE GUIDE

### Modified bituminous roof waterproofing systems

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#### Introduction

A routine Care and Maintenance program is fundamental to the long-term performance of your waterproofing system.

For above-grade waterproofing the building owner, or facility manager, is responsible for ensuring that a minimum of two documented Care and Maintenance inspections are conducted and recorded each year.

For areas that are concealed from direct view, record and correct any observable conditions that may have an adverse affect on the waterproofing system.

#### Required Care and Maintenance

A Care and Maintenance log, or similar record, is the minimum requirement to document care and maintenance. See the **Allnex Soprema Preventative Maintenance Checklist** for your implementation.

The following activities are required:

- Date of Inspection: The minimum requirement is two times per year. Preferably before and after the winter season.
- Inspected by: Record name and signature.
- Conditions: Record observations of accessible waterproofing membranes and membrane flashings at all edges, terminations and penetrations. Record observations of any other conditions that may have an effect on the waterproofing system.
- Leaks: Document all waterproofing leaks. Contact the waterproofing applicator that installed the waterproofing system immediately in case a leak is detected.
- Repairs and Modifications: Date of all work, and the individual or company who completed work that may have an effect on the roofing or waterproofing.

#### When to complete Care and Maintenance:

You must inspect your waterproofing system at least two times per year, ideally in the spring and fall. Be sure to document each date the waterproofing is accessed for the purposes of an inspection, maintenance or other work that may have an effect on the waterproofing system.



### **When to complete Care and Maintenance: (continued)**

It is recommended that you inspect and document conditions after all severe exposures, such as seismic events, flooding, high winds, or excessive snow, ice, rain or hail. It is also recommended that you inspect and document conditions during and after equipment maintenance and adjacent building work.

### **Limit Access:**

For areas with waterproofing not designated for traffic, we recommend you limit access to authorized personnel only and require all individuals to register or sign in. It is good practice to post a sign at all access points that includes the following statement:  
"STOP. ACCESS RESTRICTED TO AUTHORIZED PERSONNEL ONLY."

### **Care and Maintenance Inspections:**

Record your observations of the waterproofing system as well as conditions at all edges, terminations and penetrations. Record conditions for evidence of physical damage, displacement, open membrane laps, accumulation of debris, or other conditions that may have an effect on the waterproofing system. Record the condition of adjacent walls, sealants, coatings, equipment, sheet metal flashings, pipes, pitch pans, drains, scuppers, pavers, roof garden components and any unusual exposures or conditions that may have an effect on waterproofing system.

### **Completing Care and Maintenance**

It is your responsibility to promptly correct all deficiencies observed during Care and Maintenance inspections. SOPREMA encourages you to contact the waterproofing applicator that performed the installation or Allnex Construction Products if you do not have personnel qualified to conduct routine Care and Maintenance.

All roofing and waterproofing repairs and modifications must be performed by the waterproofing applicator that performed the installation or, if not available, an authorized Allnex Soprema certified applicator. Temporary emergency repairs may be made to the roofing or waterproofing as allowed under the terms and conditions of the material and installation warranty.



### **Cleaning the waterproofing system**

The roof, gutters and waterproofing system must be maintained free of debris that may result in damage. When necessary, low-pressure tap water dispensed from a garden hose and/or brooms may be used to remove dirt and debris from the surface of the roof, deck or Waterproofing system.

Where permissible, mild detergents may be used to clean surfaces, then use clean water to remove the detergent.

Prevent dirt, debris and other inappropriate materials from entering storm drainage systems. Tools that may damage the roofing or waterproofing, such as metal shovels and rakes, should NOT be used.

High-pressure water should NOT be used unless specifically authorized by SOPREMA or Allnex Construction Products.

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