



TECHNICAL BULLETIN – TB247

MAINTENANCE OF BITUMINOUS SHEET MEMBRANES

2nd September 2024

INTRODUCTION & SCOPE

The long, successful history of bituminous sheet membrane installations as roofing membranes has led to these membrane systems being taken for granted with little or no maintenance regime to ensure the longevity and water tightness of the membrane system. This document provides guidelines for maintenance procedures for these membranes that may relate to the warranty period.

WHY INSPECT?

A roof is exposed to all extremes of weather, airborne pollution, and, in some instances, activities by various trades that can damage the membrane. The result is that these exposed membranes age by losing the volatile components from the bitumen over time while physical damage is left unreported.

Regular inspections are recommended at least **twice yearly**, and remedial action is to be completed as soon as possible. This includes checking associated factors, such as whether the drainage system is not blocked and whether any new fittings that have penetrated the applied membrane are correctly detailed.

PERIODIC ROOF INSPECTIONS

Periodic inspections start immediately upon completion of the membrane installation, as the condition of the membrane can be recorded/photographed for comparison purposes when inspecting in the future.

This initial inspection is to note the following:

- The actual membrane installed is **as specified** and accepted by the client.
- The installation has the correct number of layers of sheet membrane. Typically, the minimum is a two-layer system of compatible bituminous membranes.
- The membrane has been laid with fall to drainage to prevent water ponding with all top layer membrane overlaps facing downslope.
- Multiple layer bituminous sheet membranes are installed with the top layer overlaps staggered offset to the bottom layer. This ensures the bottom layer sheet overlaps are sealed again with the molten bitumen from the top layer and that the overlaps are not directly one on top of another. This evens out the membrane surfaces and minimizes the potential for water to be held by the overlaps.
- The installation of bituminous sheet membranes using gas torch techniques should finish with a narrow bead of molten bitumen showing along the edge of the overlap. If this bead is not present, water may be held in the overlap and penetrate the membrane system.



The overlap should be probed to determine whether or not the overlap has been heated enough to achieve a watertight bond.

- The floor wastes are to be fitted with a clamp ring to ensure the edge of the sheet membrane can be mechanically secured into the waste collection bowl. If the incorrect floor waste has been used, the edge of the membrane can lift, and moisture can penetrate under the membrane.
- Where fittings penetrate the applied membrane, ensure the detailing prevents water from getting behind or under the membrane.
- Note: Fittings such as PVC piping can be damaged if the torch-on membrane is incorrectly applied. This is normally visible and can be corrected if necessary.
- All sheet membrane terminating edges should be either mechanically fixed with pressure seal/ metal flashings, secured by liquid-applied flashing systems incorporating a carrier bandage/reinforcement, or secured by clamp rings at floor wastes or sealed into chases/reglets cut into vertical substrates.

Once the initial inspection has been completed, regular inspections can be programmed for at least twice per year and **immediately after any new work has been undertaken on the roof**. These inspections are essentially visual.

AREAS TO INSPECT

- The membrane is inspected to see if any sheet overlaps are opening. This includes checking the detailing around fittings penetrating the membrane and all sheet terminating edges.
- The membrane may appear to be unbonded to the substrate in places. This is generally due to residual moisture vapour building up under the impervious sheet membrane. Provided the membrane is intact, minor bubbling is generally not an issue unless it is widespread. In some instances, additional moisture ingress can be due to water penetrating from adjacent external areas that have not been waterproofed.
- Check all sheet terminations as noted above. This applies particularly to all perimeter upturns and the like.
- Check for physical damage and assess if immediate remedial work is required. Very old, exposed bituminous sheet membranes may show cracking developing in the surface, and the exposed surface may be powdery. In these instances, the membrane is nearing the stage at which replacement should be considered. Another option is applying a new sheet membrane system directly over the old one.
- Check all gutters and drainage systems for blockages and clean out if required.
- Check for vegetation growth which can occur in open sheet joints and in gutters. Vegetation growth can result in the root system penetrating seam overlaps.
- The roof area should not be used for storage with items placed on the membrane. Limit foot traffic over the membrane to maintenance staff only. For regularly accessed areas, consider providing loose-laid paving to define a walkway path.
 - Should water penetration into the building have been detected, the inspection should attempt to relate the leakage to specific membrane areas in the first instance.

WHEN TO CALL THE CONTRACTOR



Building tomorrow

Before any work/alterations/rectifications are commenced, call the waterproofing contractor, as bubbling/leaks or other damage may be covered by warranty.

These guidelines are based on the membrane being visible for inspection and the installation being done in accordance with the manufacturer's published information and the relevant Australian Standards.

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 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

Change of slogan and address

DOCUMENT REVIEW REQUIRED

36 months or whenever third-party suppliers change their recommendations.

Australia: 1300 788 780

New Zealand: 643 384 3029

Web: www.ardexaustralia.com

email: technical.services@ardexaustralia.com

Address: 2 Buda Way, Kemps Creek NSW 2178