



Between the World
and The Weather
Since 1928

INSPECTION AND MAINTENANCE OF BARRETT ELASTOMERIC BUILT-UP ROOFS

All roofs require periodic maintenance for long life. While all repairs and some maintenance should be performed by qualified roofers, the Owner can help maintain the roof by instituting regular clean-up procedures. The roofing contractor should make the Owner aware of these procedures after the roof is completed.

OWNER INSPECTION AND MAINTENANCE RECOMMENDATIONS:

1. Inspect the roof at least twice yearly, in the spring and fall, and inspect all roofs after any severe storm. Make frequent inspections on buildings that house manufacturing facilities that evacuate exhaust debris on to the roof. Clean roof drains of debris. Remove leaves, twigs, cans, balls, etc., which could plug roof drains. Bag and remove all debris from the roof since debris on the roof surface will be quickly swept into drains by heavy rains and drainage problems can occur.

After training and OSHA review, walk the perimeters of each roof and examine membrane base flashings, metal counter flashings and metal edging for mechanical damage. Even minor scrapes or punctures need to be properly repaired as soon as possible to prevent further damage. Any loose metal must be re-attached properly and all caulking must be maintained to prevent water entry around flashings. If base flashings are bulging, check for water behind the flashing. If water is present the source of water entry must be determined and corrected.

Roof surfaces should be kept clean at all times. On a stone ballasted surface, where the stone ballast has been misplaced due to foot traffic or the like (exposing the membrane, insulation or stone fabric), it must be put back in position. If stone ballast is consistently misplaced, due to heavy traffic, such as near door openings or mechanical equipment, replace the stone ballast at that location with concrete pavers. This should also be done if building geometry and exposure results in localized stone "scrubbing" displacement. Exposed filter fabric or insulation will deteriorate due to ultraviolet rays of the sun. Remove any miscellaneous accumulated debris from roof surfaces.

2. Notify the roofing contractor and the manufacturer immediately if a roof leak occurs. If possible, note conditions resulting in leakage. Heavy or light rain, wind speed and direction, temperature and the time of year that the leak occurs are all important clues to tracing roof leaks. Note whether the leaks stop shortly after each rain or continue to drip until the roof is dry. If the owner is prepared with facts, the diagnosis and repair of roof problems can proceed more rapidly.
3. File all job records, plans, specifications and inspection reports for future reference. Set up a maintenance schedule. Record maintenance procedures as they occur. Log all access times and parties such as air conditioning, plumbing and electrical service personnel working on the roof in case damage should occur.



Between the World
and The Weather
Since 1928

4. Do not allow foot traffic on the roof in very cold (15°F) or very hot weather (90°F+); damage may result. Do not allow the installation of television and radio antennas, mechanical equipment or other penetrations through the roof without notifying the roofing contractor and manufacturer and consulting with them about the methods and details for these installations. One of the keys to avoiding roof damage is the key to the padlock on the roof hatch. Allow only authorized personnel on the roof.
5. If a new penetration must be installed through the roof or if there is an addition to the existing building, contact the Barrett Company for approval. The tie-in must be in accordance with all Barrett specifications to continue to meet the conditions of the warranty.
6. In emergency situations, patch leaks with Barrett **Ram Mastic** and **Poly•Felt 265 VP** or **Ram ColdTar Plus** to minimize property loss. There is an emergency patch repair kit that is available from local distributors at a nominal cost.
7. Except for emergency situations, do not attempt owner performed roof repairs. The puncturing of a blister or the spreading of a coating or mastic only covers up evidence the roofing contractor needs to ascertain the problem and may void the warranty. Do not consider using maintenance coatings, re-saturates, sprays or "miracle" products without consulting a qualified roofing contractor and the Barrett Company.
8. All petroleum products should be kept off the membrane. Any solvent, grease, oil or material containing any petroleum byproduct can degrade the membrane. Any time a petroleum product has come in contact with the membrane, a careful check should be made to make sure that the membrane is not seriously damaged. If the membrane will come in contact with any type of chemical, contact Barrett Company since some chemicals could degrade the membrane, insulation or fabric. Do not use commodity grade roof cement or any other petroleum based roof product to make any repairs to the roof. Keep a pail of Barrett brand SBS Ram Mastic on-hand for emergency repairs. On all warranted projects, repair work must be completed by a Barrett approved contractor.

ROOFING CONTRACTOR MAINTENANCE RECOMMENDATIONS:

After completion, each roof is subjected to various weathering conditions. Roofs do not wear uniformly because certain areas may be affected more severely than others. Equalizing wear by upgrading worn areas is the secret to prolonged roof life. To equalize wear, the "overexposed" areas should be maintained and repaired by a qualified roofing contractor. Maintenance may be as simple as re-graveling a windswept corner, or more complex, such as correcting a water-ponding problem. But maintenance is a necessary part of good roofing practice and the key to longevity and sustainability.

- DO NOT -

- Use contractors not approved in writing by Barrett Company during the warranty period.
- Use materials for repair or maintenance that are from sources other than Barrett.

- DO -

- Feel free to call Barrett Technical Services at 1-800-647-0100 anytime you have a question.