

Inspection and maintenance are mandatory requirements of the guarantees available for the CABP roof and wall cladding systems and gutters. Too often roofs and gutters are neglected which can only lead to premature degradation of the system. A few examples of poorly maintained buildings;



Image 1



Image 2



Image 3



Image 4

Roof and Wall Cladding

CA Group guarantees require regular inspections and/or maintenance of the system in question. The CA Group roof and wall cladding systems guarantee inspections to be carried out as follows;

- 1st Practical completion
- 2nd 12 months after practical completion
- 3rd 48 months after practical completion
- ... min. 3 / max. 5 yearly intervals

Inspection and maintenance requirements stated are a specific requirement of the CA Group Limited guarantee, which are based on a competent person's assessment of deterioration of the system(s) and not that of the Confidex® Guarantee for external coatings. System specific maintenance procedures are outlined within the product guarantee documentation.

If for any reason it is necessary to remove any external roof sheets Thermo-lights and internal lining, the work should always be undertaken by competent persons. If in doubt, advice should be sought from CA Building Products as to the method of proper removal and replacement of the components to ensure the integrity of the system and any system guarantee applicable.

Gutters

CA Group recommends the gutters inspection be carried out at the same time as the roof inspection. Details of inspectorate, inspection, findings, repair and maintenance work undertaken must be recorded as described in product guarantee documentation. If maintenance is not undertaken on a regular basis you may encounter problems such as those indicated on the Images 3 & 4, which impact on the drainage of the roof leading to water entering the building;

CA Group gutters require more frequent inspections than the roof and wall cladding systems, as follows;

- 1st Practical completion
- 2nd 12 months after practical completion
- ... maximum of 12 monthly intervals

When cleaning out gutters any build up of detritus should be collected using non-metallic tools, i.e. soft bristled brushes / brooms, PVC shovels (preferably snow shovels), etc. and ensure all detritus is bagged and removed from gutters and roof area.

When the gutters are connected to a gravity drainage system, ensure all pipework is inspected in accordance with BS EN 12056-3:

2000. Section NE.5.1 states; "Gutters, rainwater pipes, outlets and gratings should be inspected and thoroughly cleaned once a year, or more often if the building is in or near to an industrial area or is near trees or may be subjected to extremes of temperature."

When the gutters are connected to a siphonic drainage system, ensure the system (outlets, tailpipes, horizontal carrier pipes, etc) is inspected in accordance with BS 8490: 2007. Section 12.1 states; "During the first year of operation, it is recommended that inspection, etc. should be carried out four times a year in order to establish an appropriate maintenance regime. The regime should take account of autumn leaf fall and the fact that intense rainfall tends to occur during summer storms."

Safety

The summary of routine maintenance advice (within the inspection and maintenance requirements for the systems) makes no recommendations in respect of site safety requirements to access and traverse the roof safely during maintenance inspections and working procedures. Proper and adequate risk assessments and method statements should be prepared for each maintenance inspection and working procedure by competent persons / bodies undertaking such maintenance inspections and working procedures.

Inspections

We recommend all inspections and any work undertaken on buildings are only carried out by competent persons trained for such purpose and that adequate and appropriate safe access is provided at all times. Safety precautions must be taken for the whole duration of inspections and works. HSG 33 'Health & Safety in Roofwork', available from the HSE, provides detailed advice in this subject.

Maintenance

When using cleaning, maintenance and repair products noted throughout the system guarantee appendices. In the interests of personal safety, health and hygiene, product manufacturers advice and instructions on the use of their products must be strictly followed.

When washing or cleaning is required, only use a hose (with normal tap pressure, i.e. up to 80psi), at no point should pressure washers be used as this will cause damage due to the water pressure being delivered which could be in excess of 2,000psi.