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Simple steps to extend the service life of existing roofs

Every spring and fall, the custodial staff should check, and correct where possible, the following:

- **Roof access**, which should be limited to only those needing access. In addition, a sign in/out log should be created to monitor roof traffic.
- **Protective walkways** are in appropriate traffic areas.
- **Drains, scuppers, gutters and downspouts** should be cleared of debris and checked to ensure they are functioning properly.
- **All accumulated debris, foliage or garbage** should be removed.

In addition, inspect for and document the following potential deficiencies:

- **Ponding water/inadequate slope to drain.**
Ponding water will reduce the service life of a roofing system and could void any warranties.
- **Soft spots and depressions**
These can be a sign of collapsed insulation, generally because of either construction traffic or moisture saturation.
- **Blisters and bubbles**
Blistering and delamination of roofing plies can be a sign of moisture intrusion, wind damage or poor installation. Administrators should notify the membrane manufacturer immediately in writing when they discover any areas of observed or suspected delamination.
- **Seam integrity**
Where the roof system overlaps or seam areas can be visually inspected, any suspected voids or openings should be documented and the manufacturer contacted for repair.
- **Flashings and penetrations**
Inspect flashings and penetrations for proper membrane adhesion. Inspect caulk sealant for signs of weathering. Inspect penetration pockets (pitch pans) to verify that the sealant inside the pocket has not shrunk and led to cracks that allow water intrusion.
- **Metal and stone copings (where they exist)**
Many leaks blamed on roofing materials actually are the result of water infiltration through joints of metal or stone coping systems. An inspection should be conducted to make sure coping systems remain properly in place; wind and building movement sometimes can displace these items and lead to cracks and water infiltration.

Find this article at:

<http://www.asumag.com/Construction/roofing/building-roof-testing-200902/index2.html>

Check the box to include the list of links referenced in the article.

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