

WATERPROOFING MAINTENANCE GUIDE.



constructive solutions



To ensure the longevity of Fosroc joint sealants, waterproofing membranes and coatings, a routine maintenance schedule must be followed that includes the recommendations detailed in this guide. Maintaining a routine of inspection and cleaning will ensure damage is identified early and repairs can be undertaken before more widespread damage is caused.

INSPECTION

Joint sealants – all joint sealants should be regularly checked to ensure no cracking is evident allowing water ingress. Particular attention should be given to critical areas and where different substrates meet, such as above door openings & windows, where walls meet soffit lines and where fixings have been attached to walls. Any deteriorated or damaged sealant should be removed and replaced as soon as it is apparent. Refer to product Technical Data Sheets and specifications for full details.

Waterproofing membranes - where visible, waterproofing membranes should have regular inspections carried out for any signs of deterioration. An inspection and maintenance schedule should be determined in accordance with AS4654.2 2012. Before undertaking any system repair ensure the underlying cause has been identified and addressed. Any necessary repairs or maintenance should be carried out promptly by a suitably qualified contractor.

Roofs & podiums - foot traffic on your roof/podium should always be kept to a minimum with only those who are employed to carry out maintenance having access to the roof areas. Roof areas should not be used as storage areas for building materials and unnecessary equipment. Any chemicals spilled on the roof should be cleaned up immediately. Be aware that chemicals such as solvents or other petroleum-based products will damage the integrity of the cured liquid membrane and topcoat. Any service pipes must be raised off the membrane and not lie directly upon it. It is recommended that any necessary walkways are clearly marked to ensure foot traffic is limited.

Areas of focus for damage

During inspections look for membrane cracking and blistering, bald spots on the membrane, pin holing in the membrane, mechanical damage and tears caused by maintenance staff or vandalism, damage by wildlife, storm damage such as hail or damage from fallen branches and debris, blockage to drains from fallen debris and leaves, and softening in the membrane.

Key areas of concern include walkways, leakage, substrate, drains to roof area, gutters, scuppers, down pipes, ponding, penetrations to the membrane, pipes, skylights, vents, air conditioning units, plant, walls, joints – expansion and construction as well as ducting.

All observations made and actions taken should be recorded, including taking photographs. In particular, the date of first detection, together with the severity, location and percentage of the area affected should be noted.

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CLEANING

Cleaning of coatings should be done using a neutral pH cleaner or detergent and applied to the surface using a soft bristle broom. Rinse off thoroughly with clean water under a low pressure spray. In coastal areas more regular cleaning may be required to prevent the build-up of salt contamination, every 6 months is recommended.

REPAIRS

Before undertaking any repairs ensure the underlying cause has been identified and addressed. Any necessary repairs or maintenance should be carried out promptly by a suitably qualified contractor.

RECOATING

To maintain the visual appearance and weatherproofing performance of the building coatings, Fosroc systems should be refreshed in line with the product warranty. Clean the surface with pH neutral detergent, rinse with clean water and allow to dry. A primer is not normally required if the existing Fosroc coating is sound and in good condition. Refer to the product Technical Data Sheet and system specifications for full details.

For more details, talk to your Fosroc representative and always consult the product TDS.



Fosroc Nitoproof 510, Nitoproof 810 and Nitoproof Top Coat UV still performing well after 4 years.

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