

Care & Maintenance Recommendations

General

All Fatra roof systems are generally low maintenance and are unaffected by standing water, UV degradation and in normal circumstances will not attract growth of any kind.

We do however draw your attention to other maintenance requirements; you should always ensure that rainwater outlets and gutters are kept free of any debris or any other form of obstruction. We would advise that the roof is checked a minimum of twice a year. However, more frequent checks may be required due to localised environmental conditions e.g. coastal or woodland locations.

All Fatra products are manufactured to ISO 14001 and in accordance with that accreditation, Fatra roofing products are recyclable and Fatra UK Ltd should be notified of any intention to demolish the building so that the Fatra products can be retrieved and taken to a recycling plant.

Access

Fatra waterproofing membranes are intended for use on limited access surfaces, but will accommodate reasonable and considerate access, i.e. for occasional maintenance. Footwear should be soft soled with a good robust tread pattern for grip. Where walkways are provided, these should be used whenever possible.

Care must always be taken when working in areas away from the designated paths and you should be advised that Fatra roof surfaces other than designated walking areas may from time to time have a slippery surface and we would advise the use of scaffolding or a safety harness system when working on any other area other than designated walking areas.

To avoid personal accidents, care should be taken when walking over exposed Fatra waterproofing membranes, particularly on slopes and in wet conditions with certain footwear. Access should not be attempted when ice or snow is lying on the roof. When the occasional use of ladders is required from Fatra membranes, a 'load spreader' or a suitable sized plank of wood should be used to avoid damage to the insulation boards and / or waterproofing.

Inspections

Sharp or rough edged foreign matter such as screws, metal offcuts, broken glass, etc, should be removed from the roof during the bi-annual inspections, which should check on the state of all edge details, noting any disruptions to flashings and pointing. Depending on the location of the building, cleaning of the membrane may be required in addition to the regular maintenance of the gutters & outlets (See **Rainwater Outlets** below). This may be due to factors such as fallen foliage, atmospheric conditions or excessive bird contamination.

Vegetation

Fatra roof systems should not attract growth of any kind under normal circumstances. Sodium Chlorate solution can be used as a weed killer on ballasted roofs, but the solution must be rinsed off exposed surfaces of Fatra membrane as the combined influence of UV light and the solution may create a detrimental effect. Vegetation is readily removed from exposed unballasted Fatra, without any need for weed killer, because the roots cannot penetrate the membrane.

If ponding water causes accumulation of silt or algae on exposed membrane, this can be removed by brushing when wet with a soft bristle brush and removed by water spray.

Rainwater Outlets

Rainwater outlets, gullies, spouts and gutters can become blocked, and as with any type of roof waterproofing, the blockage needs to be removed to ensure the roof drainage system is able to perform as designed. The frequency of outlet maintenance can be dependent upon the local environment. Checks should be made to ensure that leaf guards are in place and remain unblocked.

Painting

The use of paint on Fatra surfaces is not recommended. Spots, drips and spillage of paint onto Fatra membranes are to be avoided as the solvents in paints may adversely affect the life expectancy of the sheets, as can oil, pitch, tar, bitumen, solvents and other hydrocarbon based materials.

Repairs

If, in spite of all precautions, damage does occur to the Fatra waterproofing, the sheet can be restored to its original watertight condition simply by welding on a patch of fresh Fatra membrane. The patch must have rounded corners and be larger than the damaged area by at least 50mm in each direction. Water that has entered through the damaged area should be removed; residual dampness will in most instances be able to be 'breathed out' from under the Fatra membrane.

Note that bituminous materials are not compatible with Fatra membrane and are not therefore suitable for effecting repairs. All repairs must be carried out by Fatra Approved Contractors. The surfaces to be welded must be clean and dry. Contamination can generally be removed with warm soapy water. Very stubborn soiling can require the sparing use of Fatra FF860 PVC Solvent cleaner.

Alterations

The addition of new or replacement items of roof furniture, roof lights, services equipment, extractor fans, cables to cameras and satellite dishes etc, that will necessitate connection to, penetration of, or alterations to, the existing Fatra membrane must be executed by a Fatra Approved Contractor.

Cleaning

It is possible to clean the surface of the roof membrane if required by using water mixed with a little washing up liquid and the use of a large headed soft broom. The roof can be rinsed afterwards with a hose running at normal domestic pressure. High-pressure washers and fire hoses are not to be used. Note that the use of soapy water will make the membrane more slippery. FF862 Membrane Cleaner can be used to clean the membrane of general dirt.

Green Roof Aftercare

General

In addition to the general clearing of gutters and outlets etc. the horticultural maintenance will include the following procedures completed on a seasonal basis determined by the maintainer.

February to April

Identify any grasses / weeds that have become resident since installation as a result of geographical location etc and address the germination issues before flowering and self seeding. Weed kill any resident grasses and weeds by means of weed wiping. Please note, this operation can only be completed successfully in dry conditions.

March and September

Feed sedum roof with a slow release NPK fertiliser (Nitrogen, Potassium and Phosphorus) to assist in promoting long term healthy growth as recommended by the manufacturer (Generally 100g covering 25m²).

July to September

Any seed heads that have formed on still resident grasses and weeds will be removed to stop any self seeding and germination the following Spring (see February to April).

Sedum Roof considerations, post-installation

Sedum plants are living entities, they are not inanimate objects.

Each Sedum type (species) grows and spreads at different rates.

They flower at different times and react by changing colour with annual climate change.

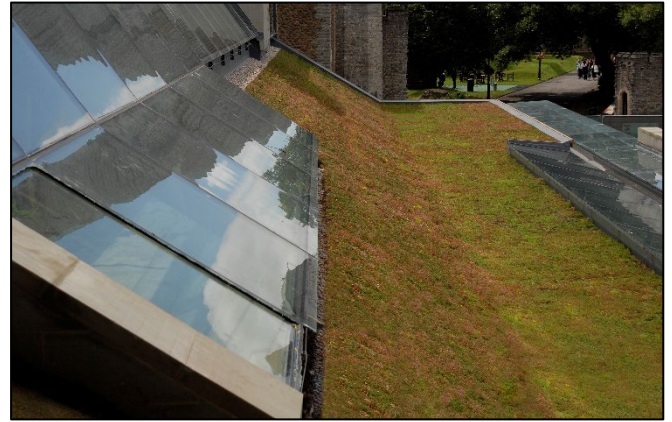
Sedum is low maintenance rather than no maintenance.

Seasonal structured maintenance detailed above is an on-going process, rather like a normal gardens maintenance routine, but less intensive.

Due to geographical location i.e. rural, semi rural, N, W, S, E of the UK etc. grasses and weeds can become resident in the blanket after installation.

As there is more than one type of green roof system on the market, each system may look and perform differently in both the short and long-term. Patience on behalf of the client is therefore required as once again these are living entities that need time to totally establish (12 to 18 months at least).

Green Roof Maintenance



In the event that other trades are required on the roof, work should be scheduled to ensure that the installation of the soft landscaping is the final operation. This will prevent the sedum blanket being used as a working platform and will optimise its establishment.

All living roofs require maintenance, be it from a twice-yearly inspection to remove dead vegetation, check vegetation barriers and clear away debris from the outlets through to the intensive management through the close grooming of a formal garden usually associated with a traditional landscape on some podium areas. The maintenance requirement for a sedum blanket green roof will be largely dependant upon its location and the client requirement with regard to the visual appearance of the vegetated area.

We advise that the roof has to be weeded every 3 to 4 months and in spring we recommend the application of a fertilizer, applied at a rate of 1kg per 35m².

We recommend the use of a slow release NPK fertiliser to newly installed green roofs. The sedum roof should be checked every six months to ensure plants are not being removed or pulled out by birds. Where plants have been removed, they should be replaced at the earliest opportunity to prevent weeds taking hold.