

# Flat Roofing Maintenance



EPDM Roofing- ethylene propylene diene monomer



PVC Roofing- polyvinyl chloride



TPO Roofing- Thermoplastic Polyolefin



(Styrene-Butadiene-Styrene) modified asphalt roof



Gravel BUR Roof- Built up roofing



Roof coating- Silicone, Poly-urethane and Acrylic

## **Maintenance Items**

It is recommended to walk all roof areas a minimum of every 6 months to keep up on maintenance items. A list of common maintenance items are below.

- Keep drains clear of dirt and debris. Check that all drain baskets and fasteners are secure.
  - Keep tree branches trimmed back from roof edges
    - Remove any unused items on the roof
      - Report any loose flashings (Corners or edges peeling up)
      - Report any leaks promptly
    - Report any damaged edge metal and counter flashing
  - Report loose seams in membranes or loose corners on flashings.
    - Avoid any petroleum products around roof membrane
  - Provide and use walkway pads when walking on the roof. Exercise caution when not walking on walkway pads. Membranes are slippery when wet.
  - Do not use roof cement on single ply roofing (EPDM, TPO, and PVC) or coatings as a repair.
- Check caulk on terminations and fasteners. Use an elastomeric caulk for repairs and touch ups.

### **Reporting a leak:**

#### **Carlisle:**

Warranty Services department at (800)-233-0551

or

online at [www.carlisle syntec.com](http://www.carlisle syntec.com); Building Owner Services link.

#### **Soprema:**

[https://www.sopraconnect.com/Warranty/Warranty\\_ClaimRequest.aspx](https://www.sopraconnect.com/Warranty/Warranty_ClaimRequest.aspx)

#### **Firestone:**

<https://www.firestonebpco.com/us-en/resources/warranties#>

# Roofing Systems

## Care and Maintenance Information

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The following maintenance items are the responsibility of the building owner and are not included within the scope of the Roofing System Warranty.

Maintenance Item	Action
Drainage	Keep the roof surface clean at drain areas to avoid clogging. While the presence of ponded water will not void the manufacture warranty, good roofing practice dictates that water should drain from the roof and that ponded water should evaporate within 48 to 72 hours after a rainfall.
Petroleum Products	Keep all petroleum products (solvents, greases, oils or any liquids containing petroleum products) off the membrane to avoid degradation.
Animal Fats – EPDM Membranes	Do not exhaust kitchen wastes (vegetable oils) or other animal fats directly onto the roof surface. If incidental contact is likely, contact membrane manufacture for recommendations on membrane type and usage.
Animal Fats – TPO & PVC Membranes	TPO and PVC membranes for restaurant rooftop use will not void the warranty. A rooftop maintenance program must be in place to ensure that accumulations of animal fats/grease are regularly removed and the rooftop surface is cleaned with a mixture of warm soap and water and/or by other approved cleaning methods. See Installation Guide for specific cleaning instructions.
Chemicals	Contact membrane manufacture if any chemicals come in contact with the roofing membrane. Some chemicals could degrade the membrane or cause ...
Foot Traffic	Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule. Exercise caution when not walking on walkways, especially on white membranes, as ice or ® frost buildup may not be visible. All membranes are slippery when wet.
Roof Cement	<b>DO NOT USE ASPHALTIC ROOF CEMENT</b> to repair or install rubber membrane. Roof cement contains petroleum products, which may degrade the membrane.
Temporary Repairs	Use Lap Sealant or any good grade rubber caulk to make temporary repairs. Notify membrane manufacture of this action in writing.
Leaks	Locate the leak and determine if it is a roof membrane leak or a wall, curb, skylight, metal ductwork or plumbing leak. Deterioration or failure of building components that cause a leak is not covered by the warranty. A water leak may be indicated by soft or warped insulation.  Physical damage to the membrane or flashing is not covered by the warranty.  If the leak is determined to be membrane-related, please notify Carlisle's Warranty Services department at (800)-233-0551 or online at <a href="http://www.carlislestec.com">www.carlislestec.com</a> ; Building Owner Services link.



## Roofing Systems

### Care and Maintenance Information *(continued)*

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Maintenance Item	Action
Hypalon and Non-Carlisle Acrylic Coatings	These are maintenance items and are excluded from the Carlisle warranty. Recoat when necessary.
Rooftop Maintenance	When it is necessary for workers to be on the roof to service rooftop equipment, e.g. HVAC units, antennas, etc., workers should be cautioned to use walkways and to exercise care with their tools and equipment to avoid puncturing the roofing membrane.
Roof Alterations	Please refer to the Carlisle Roofing System Revision and Alteration procedures on the preceding page.
Cleaning	Handprints, footprints, general traffic grime, industrial pollutants and environmental dirt may be cleaned from the surface of the membrane by scrubbing with detergent and water, then rinsing with clean water. To maximize reflectivity, white membrane(s) should be cleaned once every two years.
Metal Work	Keep roof maintenance items, such as counterflashing, metal curbs and metal ducts sealed watertight at all time.

The preceding care and maintenance requirements are for Sure-Seal®, Sure-White®, Sure-Weld®, Sure-Flex™ and FleeceBACK® Membrane Roofing Systems. The list is not meant to be exhaustive and is for illustrative purposes only. Carlisle recommends that your maintenance staff and/or maintenance contractor inspect the roof periodically or at least twice a year. The inspection should concentrate on high-risk areas such as roof hatches, drains and around all rooftop equipment as well as general inspection of the entire roof. The inspector should be looking for membrane damage (cuts and tears), oil or Freon leaks, chemical spills or water infiltration into the roofing system.

Compliance with the above-listed care and maintenance requirements will aid in ensuring a durable, watertight membrane roofing system.

#### ***Temporary repairs:***

***All EPDM, TPO and PVC roofs can be repaired temporarily using a polyurethane caulk or using a patch made of EPDM flashing.***

***Roofs with coatings can be repaired using a silicone based caulk.***

***All modified and built roofs can be repaired temporarily using roof cement.***