

Introduction

The Impermitek products installed on your building have been combined to create a quality roofing and/or waterproofing system.

The Warranty delivered for your project requires certain procedures to be followed to assure long-term waterproofing performance. Neglecting regular care and maintenance could reduce performance and lead to damage to the Impermitek system.

This Care and Maintenance Guide includes the minimum maintenance required in the Impermitek Warranties. Additional care and maintenance beyond these minimum requirements are encouraged where applicable.

Use Guidelines

All structures require periodic maintenance and care. Maintenance requirements will vary depending on the building location, construction, use, access, and weathering. Establishing a routine schedule for evaluation, care, and maintenance will help maximize overall performance and minimize potential issued with the Impermitek system.

Impermitek systems are designed as waterproofing protection for the building envelope, with options for aesthetic and slip-resistant surfacing. Surfacing and/or finishes are subject to wear by normal rooftop maintenance foot traffic and weathering.

To ensure the best performance and longevity of Impermitek waterproofing membrane, surfacing, and finishes, Impermitek recommends the following:

Limit Access:

Access to the roofing or waterproofing should be limited to authorized personnel only. The Building Owner is encouraged to require all individuals to register/sign in before any rooftop activity and to post signs at all access points indicating "ACCESS RESTRICTED TO AUTHORIZED PERSONNEL ONLY".

Care and Maintenance Inspections:

For roofing and above-grade waterproofing, the Building Owner is responsible for ensuring that a minimum of two documented Care and Maintenance inspections (spring & fall) are conducted and recorded each year. In addition to regular bi-annual Care and Maintenance inspections, inspections are recommended after all severe exposures, such as seismic events, flooding, high winds, or excessive snow, ice, rain, hail, equipment maintenance, and

adjacent building work where applicable. A Care and Maintenance log or similar record should be used to document inspections and include the following information:

- Date of Inspection
- Inspector's name and signature.
- Conditions: Record the condition of roofing or waterproofing membrane, all flashings, penetration flashings and terminations, adjacent walls, sealants, coatings, equipment, sheet metal flashings, pipes, pitch pans, drains, scuppers, pavers, garden roof components, and any unusual exposures or conditions that may have an influence on the roofing or waterproofing performance.
- Leaks: Document any roofing or waterproofing leaks and refer to the Impermitek's Warranty Claim Procedure.
- Repairs and Modifications: Record all work that may affect the roofing or waterproofing warranty, with dates and names of the individual or company who completed it.

Impermitek encourages the Building Owner to retain the services of a professional contractor or consultant if there is no qualified personnel to conduct routine Care and Maintenance inspections.

Tools & Equipment

Tools that may damage the roofing or waterproofing, such as metal shovels and rakes, should NOT be used. High-pressure water should NOT be used unless specifically authorized by Impermitek. The Building Owner or owner's designated contractor are responsible for verifying that all cleaning operations meet required regulatory environmental requirements.

Heat & Flame

The use of torches and/or other exposed flame apparatus should be avoided. Open flame or high temperatures (via radiant, convention or conduction heat) could damage or burn Impermitek waterproofing membrane, flashings, or surfacing.

Chemicals

Acid, oil, chemical, or solvent materials should not be used on or come in contact with the Impermitek waterproofing membrane, flashings, or surfacing. Certain acids, oils, fats, chemicals, and solvents may discolor or damage Impermitek surfacing, finishes, or waterproofing membranes. If the Impermitek system is accidentally exposed to such materials, completely remove the contaminant, wash with a surfactant, and flush thoroughly with clean cool water.

Water Stains & Efflorescence

Water stains and efflorescence, often seen as white, grey, brown scaling, or powdery residue, can appear where standing water evaporates off the surface. This commonly occurs with rainwater containing atmospheric contaminants, with water exposed to concrete, masonry and/or mortar, as well as with “hard” water used for cleaning purposes. Water stains and efflorescence will not damage Impermitek components, however if not cleaned quickly, this residue can form a tenacious bond and may cause Impermitek surfaces to become unsightly. To remove efflorescence, lightly clean using a soft bristle brush with a 50/50 solution of vinegar and water, and flush thoroughly with clean cool water. For areas with heavy staining, this may be done more than once and/or until further efflorescence stops forming when caused by adjoining concrete or masonry.

Snow Removal

In some cases, rooftop snow removal may be required. During snow removal, protect the Impermitek surfacing, finishes, membrane, and flashings from scratching, scraping, gouging, or ruptures. The use of metal blade snow removal equipment is not recommended.

Note: Large piles of snow can significantly load the structural deck surface beyond its design load capacity resulting in significant structural cracks and/or serious structural damage. Large piles of snow should not be allowed to stand.

Periodic Cleaning & Maintenance General:

The building location and surrounding environment will vary frequency requirements for periodic care, cleaning, and maintenance. Following an organized timely inspection and maintenance routine is well advised and should include the following:

- Drains should be inspected and cleaned periodically to ensure they remain open and clear to passage of water. Proper maintenance and good “waterproofing/roofing” practice suggests water not be allowed to remain on any surface for more than 48 hours after rainfall.
- All building structural components, counterflashing, metal work, railing supports, doors, windows, and any other accessories functioning in conjunction with the Impermitek system must be properly maintained at all times.

Cleaning:

The roofing or waterproofing must be kept free of debris that may result in damage. Prevent dirt and other inappropriate materials from building up on the roof or entering storm drainage systems.

Washing:

For water deposited surface staining, atmospheric dirt, and debris, Impermitek roofing and waterproofing surfaces should be cleaned as required with an acceptable non-sudsing surfactant, i.e., caustic soda (tri-sodium phosphate) powdered washing detergent and water. After applying the detergent solution, gently scrub with a soft bristle brush and hose-off with water. After washing, all areas should be thoroughly rinsed with clean water. Power washers, alcohol, high alkaline and abrasive cleaners or solvents should not be used, and may damage Impermitek surfacing, finishes, and/or waterproofing membrane.

Correcting Deficiencies

The Building Owner is responsible for promptly correcting all deficiencies observed during Care and Maintenance inspections.

All roofing and waterproofing repairs and modifications must be performed by an authorized Impermitek contractor retained by the Building Owner. Temporary emergency repairs may be made to the roofing or waterproofing as allowed under the terms and conditions of the issued warranty. In the event of significant damage, it is prudent for the Building Owner to notify their insurance carrier where applicable and retain the services of a roofing or waterproofing professional.

For further information and guidance, the Building Owner may review the Manual of Roof Maintenance and Repair jointly published by the National Roofing Contractors Association and the Asphalt Roofing Manufacturers Association, or other relevant industry publications.

Aesthetic Surfacing and/or Finishes:

When excessive wear in Impermitek surfacing or finishes is visible, contact Impermitek to discuss re-surfacing options to restore aesthetics and/or avoid damage to the waterproofing system.

Reporting Proposed Modifications:

Report any intended changes and or modifications to your Impermitek system prior to performing any work as to ensure continuity of the warranty issued for your project.

Reporting Warranty Claims:

Follow the warranty claim reporting procedure provided with your project warranty.

Technical Assistance

For further information, please contact Impermitek Technical Services at +1 (780) 906-4600.

More information can also be found at

www.impermitek.com.

DISCLAIMER

The purpose of this Guide is to provide fundamental information and important design and/or application considerations for Impermitek roofing, waterproofing and surfacing assemblies. Impermitek manufactures and sells roofing, waterproofing, and traffic surfacing materials and does not practice architecture or engineering.

Impermitek is not responsible for the performance or damage to its products caused by improper building design, construction flaws, or defects in workmanship. These guidelines should not be construed as being all-inclusive, nor should they be considered as a substitute for good application practices. This document and/or any other literature produced by or on behalf of Impermitek are offered for the purpose of guidance and must be evaluated and modified by the Designer of Record and or applicator for each individual project as needed.

The design and use responsibility of Impermitek products remains with the architect, engineer, roofing contractor, or owner. Please consult your design professional for more information. Impermitek's responsibility is limited to the terms and conditions of the project warranty, which takes effect only when issued in writing by Impermitek to the customer. Specimen warranties are available on request.