

# **BLUE ROOF MAINTENANCE GUIDE**

A GUIDE TO AXTER WATERPROOFING  
SYSTEM MAINTENANCE



# BLUE ROOF

Blue roof maintenance guide



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**The following inspection and routine maintenance instructions for blue roofs are in addition to and must be read in conjunction with Axter's general flat roof maintenance guidance for waterproofing membranes.**

**As part of a new development's planning requirements, an ongoing maintenance programme for the blue roof, SuDS attenuation system must be submitted to gain planning approval.**

**Axter Ltd include a minimum 1 year maintenance programme as part of the blue roof installation package to allow it to be handed over effectively to the building owner and their facilities team.**

**All maintenance actions carried out at roof level must be in full compliance with the appropriate Health and Safety regulations, and particularly those specifically dealing with working at height.**

## ROOF EVALUATION

An approved blue roof maintenance team should perform a review of your roof area/s every 6 months to determine that the blue roof is operating correctly and if any remedial work needs to be undertaken.

## REGULAR INSPECTION

The blue roof restrictor chambers (including the restrictor orifices & overflow positions), diffuser chambers, and roof outlets require regular inspection, with removal of any debris or vegetation to enable water to flow freely through the restrictor orifices, overflow positions and rainwater outlets. For warm roofs and un-insulated roofs, the chamber sealant (Axter Bitumseal) should be checked around the internal perimeter of the base of the chamber and should be re-applied every 5 years.

A regular inspection of the blue roof restrictor chamber particle filter boards is also recommended, with replacements being installed as necessary. If any debris or siltation buildup is noticed, this may indicate problems elsewhere in the system or the roof area generally. The maintenance team should also identify and report back any general roof issues to the building owner or facilities team to include obvious roofing maintenance requirements or defects that may require additional remedial work.

## RECOMMENDATIONS - SUMMARY

In order to care properly for the blue roof, the following should be implemented:

- » Conduct 6 monthly inspections and exceptional inspections.
- » Maintain historical records of maintenance.
- » Control roof access.
- » Report any overflows, leaks or roof damage immediately.
- » Ensure routine maintenance is carried out.
- » Use competent and trained personnel for maintenance, emergency repairs and permanent repairs.
- » The design team should place chambers in accessible positions (e.g. in hard landscaped areas; and avoiding soft landscaping, under plant / services / PV panels, and planter positions) and ensure that they are clearly marked / identifiable.

## INSPECTION - EXCEPTIONAL

An inspection should also be carried out if one or more of the following situations has occurred:

- » Recent construction on or adjacent to the roof.
- » Any additional roof or plant installations, roofing remedial work, or change of use. These must also be discussed and approved by Axter's Technical Team before installation / commencement of any works.
- » After any unusual weather conditions, such as very high winds, major rainfall events or unusually heavy snow.
- » Following fire, vandalism or other known damage to the roof or an adjacent roof area.

## GUARANTEE

Failure to follow these guidelines could affect Axter Ltd's and the roofing contractor's liability under the terms of any issued Guarantee or Warranty.

## BLUE ROOFS

It is often not practicable to remove the surface finishes to inspect the blue roof system, and the system should have been designed to eliminate the risk of mechanical damage. If mechanical damage does occur, then it may be necessary to remove the surface finishes so that inspection and / or repair can take place.

## ADDITIONAL GUIDANCE

Please also refer to:

- » GRO's The Green Roof Guide section on blue roof maintenance.
- » Axter's Maintenance Guide - A Guide to Axter Waterproofing System Maintenance.
- » Please contact Axter's blue roof Product Manager or Quality Assurance team for further advice.



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