

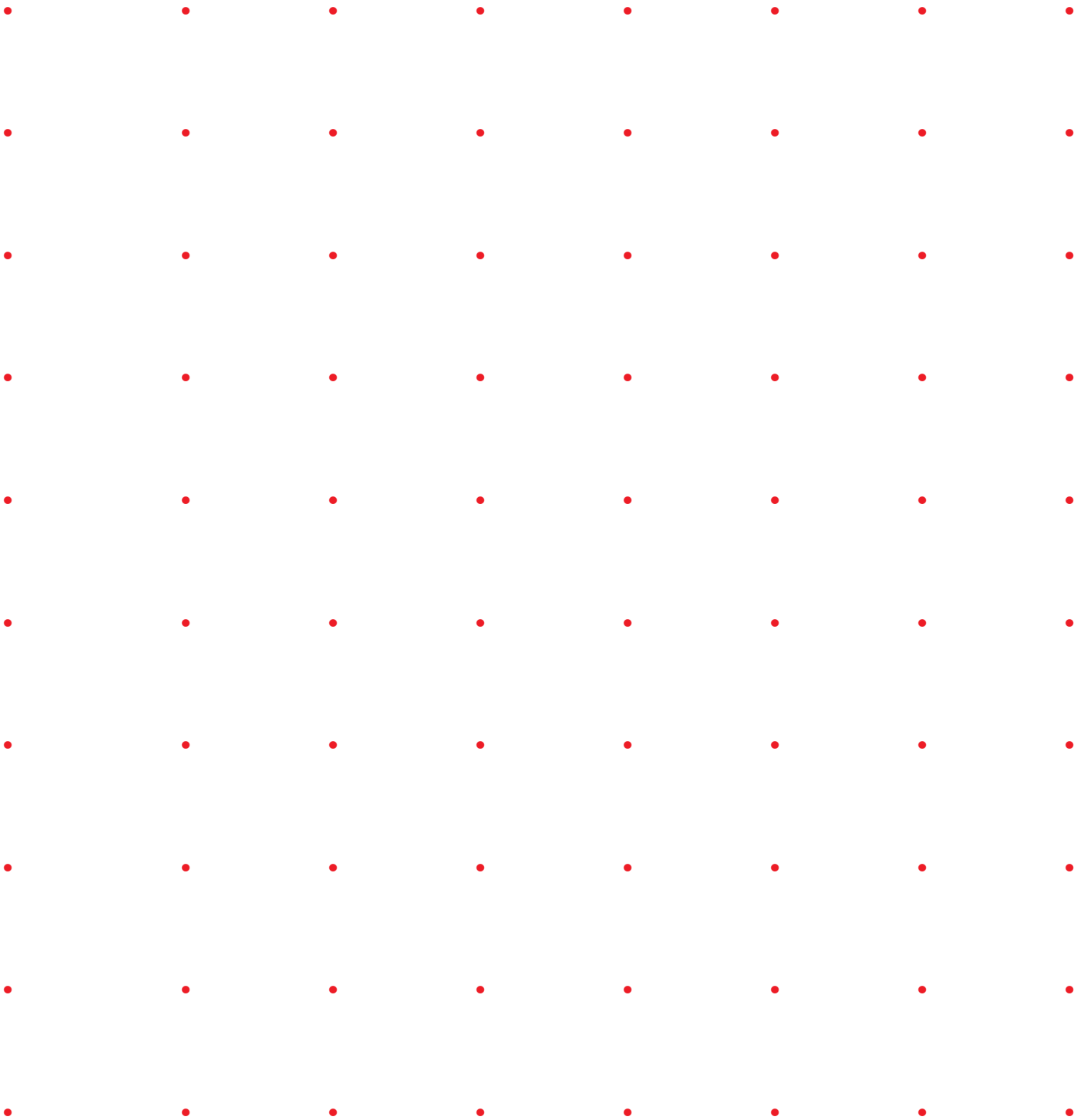
# SBS, Thermoplastic, PMMA & STP Roof Systems

## Repair and Maintenance Guide



 **siplast**<sup>®</sup>  
With you every step of the way

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## **[Table of Contents](#)**

### **[I. Siplast Guaranteed Roofs](#)**

### **[II. Roof Access](#)**

### **[III. Inspection](#)**

### **[IV. Cleaning The Roof](#)**

### **[V. Procedures for Reporting Leaks](#)**

### **[VI. Roof Alterations](#)**

### **[VII. Roof Repair Procedures - SBS Membranes](#)**

### **[VIII. Roof Repair Procedures - Thermoplastic & PMMA Membranes](#)**

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## I. Siplast Guaranteed Roofs

A systematic roof inspection and maintenance program is essential to the satisfactory long-term performance of any roof. By developing and following such a program, potential problems can be found in their early stages or prevented altogether. The following information is intended as a guide to assist the owner in achieving the maximum benefit from a Siplast Roofing System.

## II. Roof Access

Many roof problems are caused by individuals who have no legitimate reason to be on the roof or someone who does not know or care about the proper precautionary measures required to protect the roof system from damage. We strongly recommend that access to the roof be limited to authorized personnel only, that all working parties be logged in and out to establish responsibility for any mechanical abuse, and that all unnecessary foot traffic on the roof be avoided. In addition, we suggest that a sign similar to the following be posted at appropriate locations across the roof:

*“We log in all persons and working parties granted access to this roof. Make no roof alterations without prior written approval from the facility manager. Report any roof damage immediately - failure to report may result in responsibility for actual and/or consequential damages.”*

## III. Inspection

Siplast recommends that a roof be inspected semi-annually in the spring and fall. It should also be inspected after exposure to severe weather events and following any incidents that may result in structural damage to the building. During the inspection, the condition of all roof components listed below should be determined. Any defects found should be promptly corrected by a contractor certified with Siplast.

### Roof Membrane & Base Flashings

All roofing and flashing surfaces should be carefully checked for any abnormal conditions such as:

1. Signs of stress (i.e., wrinkles, blisters, etc.)
2. Evidence of mechanical abuse (i.e., punctures, cuts, etc.)
3. Unusual wear due to excessive foot traffic
4. Evidence of damage caused by chemical attack or other adverse reactions to substances discharged on the roof

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## Metal Components & Roof Accessories

1. Metal Edge: Pay careful attention to the condition of the metal including rust, wind deformation, and joint integrity. Note any resulting stressed roofing materials. Examine the sealant at the exposed edge of the roof membrane to ensure that it has not shrunk and remains well-adhered and resilient.
2. Counter Flashings: Determine the condition of the metal as noted above. For face-mounted counter flashing, the condition of the sealant and attachment must also be determined.
3. Vent Stacks: Carefully check metal vent stacks for any damage or deterioration. Ensure that the sealant has not shrunk, is well adhered, and remains resilient.
4. Drains: Examine all drains and scuppers to ensure they are open and flowing. Tighten clamping rings as applicable.
5. Expansion Joint Covers: Check the attachment and the condition of both flexible and metal components (including joints).
6. Pitch Pans: Ensure that the pans are still full of an appropriate and active filler and that they do not hold water. Determine whether the metal is still in good condition.
7. Walls: Because walls are a common source of water intrusion into a building, walls, wall treatments, and copings should be examined to ensure they remain in a watertight condition.
8. Rooftop Equipment: Ventilators, air conditioning units, ducts, skylights, etc. should be checked for any signs of damage or deterioration that could lead to leaks and associated problems.

## IV. Cleaning The Roof

Roofs/Membranes covered by a Siplast guarantee should be cleaned regularly and kept free of debris at all times, including those periods between semi-annual inspections.

Remove materials that can plug drains or cause puncture damage to the roof. Remove organic debris that can affect the integrity of roof surfacing materials. Again, check all drains and scuppers to be sure they are clear and flowing.

## V. Procedures for Reporting Leaks

As stated elsewhere, leaks should be corrected promptly even if the repairs are temporary. (See the following paragraph on “Roof Repair Procedure.”) All leaks involving a roof/membrane covered by a Siplast guarantee must be reported immediately to Siplast. When such notifications are made verbally, they should be confirmed in writing as soon as possible.

Leak claims should be formally reported directly to Siplast [here](#) or through the website, [www.siplast.com](http://www.siplast.com) (select ‘Submit a Claim’). Contact can also be made by calling 800-922-8800.

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An inspection will be made either by a contractor certified with Siplast or by Siplast to determine both the source of the problem and the responsibility for it.

## **VI. Roof Alterations**

Do not install TV antennas, rooftop equipment or make a roof penetration of any kind through a roof or membrane covered by a Siplast guarantee without first contacting Siplast for approval of the method and materials to be used. Failure to do so may adversely affect guarantee coverage. The waterproofing of any work of this kind must be performed by a contractor certified with Siplast according to Siplast recommendations.

## **VII. Roof Repair Procedures - SBS Membranes**

Notify Siplast immediately of any roof leaks. Any roof leak should be repaired immediately and properly reported. In case of emergency, temporary repairs may be made by maintenance personnel for SBS roofing and waterproofing membranes using readily available materials such as glass fabric and plastic roof cement. Where these materials are used, the affected area should be cleaned, dried, and coated with a layer of plastic cement. One ply of glass fabric should be embedded into the cement. A top coating of plastic cement should be applied over the fabric. Patches should extend 6 inches in each direction beyond the area to be repaired. Confine temporary repairs to the immediate vicinity of the leak - the larger the temporary repairs, the more costly the permanent repair is likely to be. All permanent repairs must be made by a contractor certified with Siplast.

## **VIII. Roof Repair Procedures - Thermoplastic & PMMA Membranes**

Notify Siplast immediately of any roof leaks. Any roof leak should be repaired immediately and properly reported. In case of emergency, temporary repairs may be made by maintenance personnel using readily available materials such as a compatible tape or sealant. Where these materials are to be used, the affected area should first be thoroughly cleaned with a mild detergent and clean water and dried before temporary repairs are made. Confine temporary repairs to the immediate vicinity of the leak - the larger the temporary repair, the more costly the permanent repair is likely to be. All permanent repairs must be made by a contractor certified with Siplast using Siplast materials.