

Heritage Clay Tiles Ltd

Care Maintenance and Repair for Clay Tiles at Heritage Clay Tiles Ltd

It is acknowledged that all roofs require some level of maintenance during their lifetime, even if it merely involves the removal of wind-blown debris from valleys and gutters.

Sometimes access to a roof is required in order to maintain other building elements e.g. windows and chimneys. Consequential damage to the roof or wall cladding can also compromise the integrity of the roof covering, leading to water ingress and loss of safety of the roof element.

To achieve the full benefits of a roof with clay tiles there are a number of standard procedures which should be drawn to the attention of the building owner or maintenance operative, when occupying the completed building.

Clay roof tiles should be treated as fragile and basic. Precautions should be taken to avoid access to the roof by window cleaners, chimney sweeps, aerial installers etc, without the correct use of crawling boards, roof ladders or access platforms. Failure to use adequate access equipment can damage fragile tiles and fixings and may be in contravention of Health and Safety Regulations.

CARE AND MAINTENANCE

Minor maintenance of roofs is important to maintain optimum performance of the roof. Minor maintenance involves carrying out regular visual inspections of the roof, usually twice a year, in the Spring and Autumn. However, as a minimum visual inspection should be carried out by suitably experienced persons at least once per year and always after severe storms.

Inspection of the roof should always start from the inside of the building. Is there any internal evidence of roof leakage or problems? The location of internal evidence of dampness can be used to pinpoint any serious problems that exist. Such checks should be carried out prior to the exterior inspection.

Where practicable, roofs from the outside should be inspected from the eaves or gable ends, avoiding the need to traffic on the roof. When access to the roof surface is essential then appropriate roof traffic equipment (crawling boards, roof ladders etc) must be used.

Any leaves and debris should be removed from valleys, gutters and drain pipes, and any moss or lichen growths that restrict the flow of water off the roof slope. Gutter joints should be inspected for defective sealant or loose bolts.

Check that there are no loose ridge, hip or other components and the function of any roof space ventilation components is OK. Clear any grilles or apertures to ensure adequate air flow into the roof void. Normally dry-fixed components should be maintenance-free if correctly installed, however, mortar bedded ridges, hips, verges and valleys can be susceptible to cracking of the mortar and hence possible displacement of the components if they are not mechanically fixed. It is important therefore that mortar bedded roof details are carefully checked as part of the visual inspection of the exterior.

Access Equipment

Ladders

Ladders used for access at eaves level should not rest against the gutter and should be blocked out to clear the gutter and made secure at the top. Access should extend to project not less than 1.07 m above the landing point.

Care should be exercised when working near metal or open valleys so as not to damage the side coverings.

All roofs clad with clay tiles should be treated as fragile, and extra care must be taken if it is necessary to traffic them. Suitable packing material should always be provided between roof ladders and the actual covering material to prevent breakage, e.g. foam rubber.

Safety Hooks

Safety hooks are proprietary devices which are fixed directly to the roof or building structure and to which safety ropes or harnesses are attached by roofing or maintenance contractors.

These are subject to Health and Safety legislation and should comply with EN 517.

Roof Walkways

Proprietary devices which are fixed to the roof structure as part of the clay roof covering may be used for access in order to stand or walk during inspection, maintenance or repairs to elements or parts of the building structure which penetrate the roof covering.

These devices may be required by Health and Safety legislation and should comply with EN 516.

Working Platform

Where small areas of roofs are to be accessed for repair or maintenance, a working platform **must** be provided at eaves level. Mobile access platforms are only permitted in these

circumstances. All mobile tower platforms should be constructed to the requirements of BS 7171 (power operated) or BS 1139-3 and BS 1139-5 (mobile working towers).

Scaffold

Where roofs are to be extensively repaired or re-roofed, a working platform in the form of an independent tied scaffold conforming to BS 5973: 1993 should be constructed. For other work, a catch barrier must be provided at the edges of the roof (eaves, verges) and constructed in accordance with this Standard.

Ensure that all roof inspections and roofing works are carried out by competent persons in accordance with Health and Safety Regulations.

REPAIRS

All repairs, re-covering and maintenance of clay tiled roofs and walls should conform to:

- a) Current Building and Health and Safety Regulations
- b) British Standards – BS 5534 and BS 8000 – 6

Depending on the size of the repair or area of roof to be inspected, access to the roof can either be temporary or permanent.

Any broken or defective tiles should be replaced with a sound matching unit and not covered over superficially with any other material or coating. If extensive repairs are required, sectional or complete recovering should be considered.

Ridge and Hip Fittings can be replaced individually and re-fixed using recommended fixings where required.

Repair Procedures

Underlay

Repair any large-scale tears, holes or cuts in the underlay by cutting a slit above the hole and placing a sizeable piece of material large enough to fit under and lap onto the underlay around the hole by at least 150mm. Secure under the battens or fix to the adjacent rafters using felt nails. For smaller-scale tears or holes proprietary repair tapes can be used.

Battens

Defective battens should be replaced for a minimum of two rafter spacings to ensure adequate fixing. Always cut back to the centre of the rafter and nail the end. Never allow battens to be unsupported.

Plain Tiles

The damaged tile can be removed by blocking up the neighbouring tiles with a timber wedge, and by sliding it out with the nibs clearing the top of the batten. The replacement tile can then be inserted back into position using the same technique in reverse.

Fittings

Ridge and Hip tiles can be replaced individually and re-bedded and fixed with new mortar and/or mechanically fixed where required, and ensure that all fittings are pre-soaked prior to laying.

Valley tile replacement may necessitate stripping out adjacent tiles in order to replace existing valley tiles. Ensure any replacement tiles adjacent to the valley are re-fixed by clips and/or nails.

MAINTENANCE CHECK LIST

- Look for any interior evidence of roof leaks or dampness.
- Look for signs of any cracked or broken tiles caused by possible impact or wind damage.
- Inspect G.R.P. and metal valleys for deterioration and any damage to raking cut tiles and bedding mortar.
- Examine top edge and abutment metal flashings for damage and re-fix/re-dress as appropriate.
- Check bedding mortar for cracks caused by roof settlement or shrinkage. Re-bed ridge or hip fittings and mechanically fix if required.
- Clear all eaves/back gutters of leaves and other debris and check free flow of water to outlets.
- Cut back overhanging trees or foliage that may impair roof drainage or damage the roof covering.
- Clear all ventilation grilles and terminals of dust and debris that may block the ventilation path.
- Clear mosses and lichens that affect the free flow of water from the roof.