

GRP Rooflights - Inspection and Maintenance

Zenon GRP rooflights, manufactured and supplied by Hambleside Danelaw, are extremely durable and have a Service Life Guarantee of 25 or 30 years subject to specification. Their primary purpose is to allow natural daylight into a building whilst keeping the elements out. The building and its occupants are then able to take advantage of the many well documented benefits of natural daylight. These include energy savings, due to the reduced reliance on artificial lighting; a benefit for both the economic and environmental performance of the building, along with all the proven benefits in health and wellbeing.

Rooflights should be Class B Non-Fragile to prevent serious injury or death from falls, as required by Health and Safety Executive (HSE) regulations and in accordance with the Advisory Committee for roof safety (ACR) 'Red Book' ACR [M]001 *Test for Non-Fragility of Large Element Roofing Assemblies*.

To maintain both service life guarantee and non-fragility expectations, it is recommended that rooflights are regularly inspected and cleaned so the building can continue to benefit from their expected performance.

Inspection

An inspection should be made annually, but no more than two to three years maximum as part of a whole roof assembly maintenance program. It should be undertaken by a suitably trained and competent person with experience and an understanding of metal building envelope construction employing appropriate safety precautions.

Depending upon the location and local environmental conditions subject to airborne pollution, vegetation, guano etc. more frequent inspection and maintenance may be required.

Where there have been occurrences of high winds and storms, additional inspections are recommended. The condition of the rooflights, their fasteners and seals should be examined for damage, condition and integrity. Degraded, corroded and loose fasteners can result in leaks and compromise the safety and non-fragile status of the roof. Where any fasteners are found to be loose, missing, corroded or providing ineffective sealing they should be replaced using over-sized options if appropriate. Likewise, failed, degraded or missing/misplaced seals can also result in leaks. Where there might be any concern over the effectiveness of the sealing, re-sealing of the laps should be considered.

The rooflights should be inspected for signs of damage created by impact, foot traffic, the attachment of unauthorised/non-approved systems or devices or other external effects. They should be checked for punctures/unsealed penetrations, and any damage such as cracks, significant bruising, scratches and degradation generally.

Any rooflights found to be damaged or degraded should be considered for replacement to maintain the weathertightness and non-fragile status of the roof together with the light transmission into the building. In the event of any doubt, the rooflight should be replaced.



Cleaning

General cleaning should be carried out using a mild detergent solution and soft bristled brush avoiding all harsh detergents/surfactants. Engrained contamination may require scrubbing with a stiffer bristle brush or gentle scouring pad suitable for use with non-stick saucepans.

Localised areas of bitumen, oils/grease and adhesives may be cleaned using white or methylated spirit. Strong solvents such as xylene based thinners can only be used on the surface of GRP rooflights when preparing the surface to receive paints, coating or adhesives. They should not be used on the GRP just for cleaning purposes.

Light high-pressure jet washing may be used with care but should not be used in the vicinity of any fasteners and side or end laps. If any visible damage is being caused, then this method should be halted.

Repairs

Some limited repairs may be possible where the replacement costs of a rooflight cannot be justified however this may be dependent on the age and extent of any damage and deterioration and the requirement to maintain a non-fragile roof.

In these situations, further advice should be sought from our technical department.

Documentation

A detailed log of all inspection and maintenance and remediation work relating to the rooflights should be compiled and available for inspection in the event of any complaints or claims being raised.

Failure to do so may result in the invalidation of any guarantees applicable to the installed products.



For further information contact sales@hambleside-danelaw.co.uk