



# **Outline NBS Specification**

## **Warm Roof**

This document is a guide to assist in the production of tender documents only and is not project specific. A site survey is always recommended. It is the responsibility of the client to add and delete clauses as relevant to the contract. Nothing in this proposal or any other literature produced by or on behalf of Ostman Thermal is to be regarded as constituting a contract binding in law between Ostman Thermal and any customer. The only contract which Ostman Thermal will enter into is that contained in the Ostman Thermal guarantee which takes effect only when issued in writing by Ostman Thermal to the customer. Specimen guarantees are available on request.

## J31. LIQUID APPLIED WATERPROOF ROOF COATINGS

To be read with Preliminaries/General conditions.

### TYPE(S) OF COATING

#### 120. WARM DECK ROOF COATING

- Substrate: Suitable structural roof deck (e.g. Plywood, OSB3, Concrete or structural metal roof deck)
  - Preparation: Prime surfaces as required with Bituminous primer (refer to manufacturer's instructions)
- Vapour Control Layer: Self-adhesive Aluminium vapour barrier
- Insulation: Insulation (T&G) (rigid PIR insulation board)
- Insulation adhesive: Ostflex approved PR Insulation Adhesive
- Overlay to insulation: Not required
- Carrier membrane: 4mm Bituminous membrane if required
- Waterproof coating: Ostflex System
  - System manufacturer: Ostman Thermal
  - Ostflex first coat application: 1.3 - 1.5 kg/m<sup>2</sup>
  - Ostflex second coat application: 0.5 kg/m<sup>2</sup>
  - Reinforcement: Ostflex Matting (225g/m<sup>2</sup>) to general areas in first coat
  - Minimum dry film thickness: 1.55mm
  - Ostflex Topcoat 2c system to be applied for enhanced warranty (please refer to Ostman Thermal).
  - Colour: Dark Grey (for advice regarding other colours refer to Ostman Thermal).
- Surface protection: Not required for standard application. Anti-slip finishes available for regular foot traffic.
- Accessories: Ostflex pre-formed GRP trims
- Other surfaces: For preparation and priming of any other surfaces not itemised in this outline specification please refer to Ostflex Application Manual issued by Ostman Thermal for guidance.
- Installation: The system should only be installed by contractors in possession of a current approval certificate and applied strictly in accordance with the Ostflex Application Manual.

### PERFORMANCE

#### 210. ROOF PERFORMANCE

- General: Firmly adhered, free draining and weathertight.

### PRODUCTS

#### 315. TIMBER TRIMS

- Quality: Planed, free from wane, pitch pockets, decay and insect attack (except ambrosia beetle damage)
- Moisture content at time of covering (maximum): 22%
- Preservative treatment: CCA as section Z12 and British Wood Preserving and Damp-proofing Association Commodity Specification C8

#### 330. VAPOUR CONTROL LAYER

- Type: Foil faced aluminium self-adhered bituminous membrane
- Manufacturer: Ostman Thermal

- Product Reference:
- Primer: Bituminous Primer
- Vapour resistance: 4,310 MNs/g

### **333. RIGID URETHANE FOAM WARM DECK ROOF INSULATION**

- Type: Polyisocyanurate (PIR) roof board to BS 4841-3
- Density: 28-36 kg/m<sup>3</sup>
- Edges: Tongue and grooved
- Thickness: TBC in order to comply with current building regulation standards (Note: standard thicknesses are 53, 93 & 123mm). For insulation thicknesses above 123mm a two layer system may be required.

### **353. WATERPROOF COATING**

- Type: Polyurethane resin
- Manufacturer: Ostman Thermal
  - Product Reference: Ostflex
- Local Reinforcements: Ostflex Mat all junctions at upstands, penetrations and outlets.
- Ostflex first coat application: 1.3 - 1.5 kg/m<sup>2</sup>
- Ostflex second coat application: 0.5 kg/m<sup>2</sup>
- Reinforcement: Ostflex Matting (225g/m<sup>2</sup>) to general areas in first coat
- Colour: Dark Grey ( for advice regarding other colours please refer to Ostman Thermal).
- Minimum dry film thickness: 1.55mm
- Surface protection: Not required for standard application. Anti-slip finishes available for regular foot traffic.

### **355. PERIMETER TRIMS**

- Type: GRP trims
- Manufacturer: Ostman Thermal
  - Product Reference: Ostflex Pre-Formed GRP Trims
- Colour: Coated with waterproof coating
- Size: Variable depending upon trim type
- Lengths: 2.5m

### **385. SURFACE PROTECTION (ANTI-SLIP FINISHES)**

- Manufacturer: Ostman Thermal
  - Product Reference: Quartz Sand (for regular foot traffic).
- Width: To be determined by contractor.
- Colour/Finish: Various colours.
- Additives: Quartz Sand anti-slip grit Coverage: Apply 3rd coat of Ostflex at a minimum coverage rate of 0.5kg/m<sup>2</sup> and whilst wet broadcast clean dried Quartz Sand (0.7 – 1.2mm) at an approximate coverage rate of 4.0kg/m<sup>2</sup>. Once cured remove loose sand. Approximate finished coverage rate of sand will be 2.5kg/m<sup>2</sup> and the remaining 1.5kg may be recovered for future use.
- Surface coverage: Even and full.

## EXECUTION GENERALLY

### 410. ADVERSE WEATHER

- Do not apply coatings:
  - If the air temperature is outside the range of 3°C – 30°C, unless otherwise permitted by the coating manufacturer.
  - In damp or cold conditions which could cause surface condensation; during frost or if there is a risk of rain.
  - In high winds (speeds > 7 m/s) unless adequate temporary windbreaks are erected adjacent to the working area.
- Unfinished areas of roof: Keep dry.

### 420. SUITABILITY OF SUBSTRATES

- Substrates generally:
  - Secure, clean, dry, smooth, free from frost, contaminants, loose material, voids, protrusions and organic growths.
  - Compatible with coating system.
- Preliminary work: Complete, including:
  - Formation of upstands, kerbs, box gutters, sumps, grooves, chases and expansion joints.
  - Fixing of battens, fillets and anchoring plugs / strips.

## NEW SUBSTRATES/VAPOUR CONTROL LAYERS/WARM DECK BALCONY INSULATION

### 610. FIXING TIMBER TRIMS

- Fasteners: Sherardized steel screws.
- Fixing centres (maximum): 600mm

### 630. LAYING VAPOUR CONTROL LAYER

- Membrane: Bonded fully to substrate / Bonded to all crowns of the profiled sheet
- Laps: Sealed using materials and method recommended by membrane manufacturer.
- Upstands, kerbs and other penetrations: Enclose edges of insulation. Lap with coatings to form a complete seal.
- Mechanical fixing: Not required
- Completion: Boards must be in good condition, well-fitting and stable.

### 660. FIXING PERIMETER TRIMS

- Fasteners: 18mm large headed galvanised clout nails to BS 1210
  - Fixing: 25mm from ends at 150 mm (maximum) centres.
- Jointing:
  - Butt straps / timber battens as appropriate.
- Corner pieces: Formed on-site.

# ROOFING COATING SYSTEM

## 720. APPLYING PRIMERS

- Coverage per coat (minimum): One coat at 4 - 6m<sup>2</sup>/Litre
- Surface coverage: Rolled / Brushed well in to ensure local or full area coverage according to type.
- Coats: Allow to dry before overcoating.

## 740. MOVEMENT JOINTS IN SUBSTRATE

- Debonding tape: Apply over movement joints.
- Reinforcement strip: Apply over debonding tape.
  - Bedding: Preliminary coating application.
  - Joints: Lap in length.
  - Bond: Continuous over whole surface, with no air pockets.
  - Condition at completion: Smooth.

## 750. PRELIMINARY LOCAL REINFORCEMENTS

- Reinforcement strip: Ostflex and Ostflex Mat to insulation board joints and all junctions at upstands, penetrations and outlets.
  - Bedding: Preliminary coating application.
  - Joints: Lap in length.
  - Bond: Continuous over whole surface, with no air pockets.
  - Condition at completion: Smooth.

## 760. APPLICATION OF ROOF COATINGS

- Continuity: Maintain full thickness of coatings around angles, junctions and features.
- Rainwater outlets: Form with watertight joints.
- Drainage systems: Do not allow liquid coatings to enter piped rainwater or foul systems.
- Edge trims: Apply coatings over horizontal leg of trim and into recess.

## 770. SKIRTINGS AND UPSTANDS

- Top edges of coatings: Where not protected by flashings, apply into chases cut to a minimum depth of 10 mm.
- Completion of chases: When coatings are fully cured, prepare chase and apply sealant as section Z22.
- Sealant: To BS EN ISO 11600
- Colour: As coating

## 910. INSPECTION

- Coating surfaces: Check when cured for discontinuities.
- Defective Areas: Apply another coating.

## 940. COMPLETION

- Roof areas: Clean.
- Outlets: Clear.
- Flashings: Dressed into place.
- Work necessary to provide a weathertight finish: Complete.
- Storage of materials on finished surface: Not permitted.
- Completed coatings: Protect against damage



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