

TECHNICAL BULLETIN

TARGET MARKET ROOFING



BUILDING TRUST



Subject: Protecting Sika Roof Assemblies From Window Washing Equipment

20-04

Window washing equipment is often a rolling outrigger that attaches to a davit. It is rolled around the roof perimeter and the arms extend over the parapet wall which suspends a platform or seat.

This equipment should not be used directly over Sika roof assemblies as it may cause damage especially with repeated use. Therefore, the roof must be adequately protected. The best way to do this is to provide adequate compressive strength and a permanent protective layer. There are several options depending on the roof assembly and the type of equipment used. The following recommendations are general guidelines only. In all cases, the designer must evaluate the load and confirm that the selected option will protect the roof assembly from crushing and other mechanical damage from the window washing or other mobile equipment

1. Roof assemblies without a cover board using a smaller outrigger

The insulation below the cover board may not have adequate compressive strength to avoid being compressed by repeated use of window washing equipment which can damage the roof. If there is no cover board directly below the membrane, pavers should be installed over the roof assembly in the area that the window washing equipment will be used. The membrane should be thoroughly cleaned of debris and covered with a protective layer such as a sacrificial layer of membrane or drainage composite. The pavers are then installed over the protective layer.

2. Roof assemblies without a cover board using a large heavy duty outrigger

If a large heavy duty outrigger is used on a roof without a cover board, a high compressive strength cover board such as DensDeck or Securock should be installed (5/8" is recommended). The cover board is fastened through the existing roof assembly to the structural deck. A second layer of membrane is installed over the cover board and hot-air welded to the existing membrane. Pavers should be installed as described above.

3. Roof assemblies with a cover board using a small outrigger

Roof assemblies that have a cover board below the membrane have better compressive strength to handle the load placed on the membrane by the outrigger. In this case a protective layer of walkway such as Sarnatred-V should be installed over the membrane according to the instructions on the product data sheet where the outrigger will be used.

4. Roof assemblies with a cover board using a large heavy duty outrigger

Even with a cover board, when a large heavy-duty outrigger will be used, pavers should be installed as described in option 1.

Damage to the roof caused by window washing equipment is not covered by the warranty, so adequate protection should always be installed.