

SabetoFLEX Operation and Maintenance Manual

ElaProof Roofing System - including encapsulation of asbestos-containing fibre-cement roofs

Project	
Address	
Client / customer	
Contractor	
Order / case no.	
Handover date	

Document status: General O&M template. Project-specific system build-up, colour, quantities, warranty and installation documentation must be completed at handover.

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SabetoFLEX | O&M - ElaProof Roofing System

1. Purpose and application

This manual describes the normal operation, inspection, cleaning and maintenance of roofs treated with ElaProof and supplied through SabetoFLEX. The manual also covers special operating conditions for roofs where an existing asbestos-containing fibre-cement covering has been retained and encapsulated with coating.

IMPORTANT - ASBESTOS

A coating does not change the status of the underlying material as asbestos-containing. Any later cleaning, repair, drilling, cutting, dismantling or other intervention must be planned in accordance with the asbestos regulations applicable at the time. Encapsulation is asbestos work and is subject to training requirements.

1.1 Scope of the document

This manual is an operation and maintenance guide and does not replace a project-specific work description, workplace risk assessment, asbestos plan, the manufacturer's product data sheets or regulatory requirements.

In the event of any discrepancy between this manual, project-specific documentation, the product's current technical data sheet and applicable legislation, the strictest/relevant project-specific instruction shall be followed.

The specific scope and duration of the warranty are stated in the project's warranty/order documents. SabetoFLEX generally states a 20-year watertightness warranty when the system is used in accordance with SabetoFLEX instructions; this document does not extend the warranty.

2. System and project registration

Complete the information below at handover. The registration ensures that later inspections and repairs can be clearly identified.

Item	Project information	Record
1	Existing roof type	☐ Fibre cement/asbestos ☐ Roofing felt ☐ Metal ☐ Other: _____
2	ElaProof product	☐ PRO S ☐ Classic H ☐ Cool Roof ☐ Other: _____
3	Colour	_____
4	Primer / pre-treatment	_____
5	Reinforcement / detailing solutions	_____
6	Treated area	_____ m ²
7	Application date(s)	_____
8	Contractor / responsible person	_____
9	Asbestos training/documentation, if relevant	Appendix no.: _____
10	Photographic documentation	Appendix no.: _____
11	Warranty / service agreement	Appendix no.: _____

3. System description

ElaProof is a water-based, elastic coating/membrane system for applications including roofs. The manufacturer specifies use on, among other substrates, fibre cement, roofing felt and metal. SabetoFLEX markets ElaProof for roof refurbishment and as a system for encapsulating existing asbestos-containing roofs where the condition of the roof and the project circumstances make the solution suitable.

3.1 Typical system components

ElaProof PRO S: spray-/roller-applied exterior membrane for larger surfaces.

ElaProof Classic H: hand-applied membrane for details, patching, joints and local repairs.

ElaProof ROOF/Base Fabric: reinforcement fabric used where the construction, cracks, transitions or repairs require reinforcement.

Primer: used according to the substrate and the project-specific work instructions.

The actual system build-up for the individual roof must be stated in the handover documentation. For later repairs, the same primer, layer thickness or detailing solution used on other substrates must not be assumed without verification.

4. Normal operation

The roof must be kept functional so that water can drain away, the membrane is not exposed to unnecessary mechanical loads, and developing damage is detected at an early stage. The manufacturer recommends regular inspection at least twice a year - in spring and autumn.

4.1 At each routine inspection

Inspection point	Action
Roof surface	Check for cracks, blisters, flaking, local breaches, discolouration or areas with visible substrate.
Details	Inspect joints, edges, flashings, rooflights, chimneys and other connections.
Penetrations	Inspect at least annually for openings, movement or damage around penetrations.
Rainwater drainage	Remove leaves and loose dirt from the roof surface, valleys/channels, gutters, downpipes and outlets.
Loading	Remove foreign objects and avoid storage, sharp objects and unnecessary traffic on the membrane.
Documentation	Record the date, observations and any photographs in the inspection log.

5. Cleaning

5.1 ElaProof-coated roof without asbestos

For routine maintenance washing, ElaProof recommends water and a soft brush. If necessary, a suitable cleaning agent may be used. The manufacturer's maintenance guidance advises against using a pressure washer on the finished membrane because excessive water pressure may damage the coating.

5.2 Asbestos-containing roof - special requirements

Pressure washing of asbestos roofs is prohibited. The Danish Working Environment Authority states that pressure above normal tap-water pressure (approx. 5 bar) is covered by the prohibition. Cleaning an asbestos roof is asbestos work regardless of the method used and requires relevant training; any notification requirement must be assessed according to the applicable rules.

Use only a method specified in the applicable work/asbestos plan. As a general rule, gentle cleaning with a soft brush and a gentle water jet may be used when the work is carried out in accordance with the applicable rules.

Avoid sanding, wire brushing, dry scraping and other methods that may damage the coating or release fibres from the substrate.

If the coating is broken and the asbestos-containing material is exposed, the area must not be treated as ordinary cleaning. Isolate/mark the area as necessary and have the work assessed by a company/person with the required asbestos competence.

6. Damage and repair

ElaProof's maintenance guidance states that damaged coating can be removed locally, after which the area is surface-treated with ElaProof H and reinforced, where necessary, with ElaProof Base Fabric or ROOF reinforcement fabric. On an asbestos-containing substrate, this method must always be adapted to the asbestos requirements because removal of coating or other work may expose or affect the asbestos-containing material.

6.1 Decision process when damage is identified

Step	Action	Requirement
1	Record	Photograph the damage, mark the location and note the extent.
2	Assess the substrate	Is asbestos-containing material exposed, or could the repair affect it? If yes: treat the task as asbestos work.
3	Prevent consequential damage	Protect the area against further mechanical impact and water ingress following a professional assessment.
4	Repair	Use compatible ElaProof products and the project-specific detailing solution. Use reinforcement as required.
5	Inspect	Check watertightness, adhesion and the transition to the existing membrane after curing.
6	Document	Record the product, batch if available, date, contractor and photographs before/after.

7. Special conditions for encapsulated asbestos roofs

The roof remains asbestos-containing: The encapsulation acts as a protective surface, but the existing roof sheet must still be identified and handled as asbestos-containing material.

No unauthorised interventions: Do not drill, saw, sand, cut or fix new installations through the roof sheets without prior asbestos-specific planning and compliance with the applicable requirements.

Future contractors must be informed: The building owner/person responsible for operation must ensure that contractors are informed of the presence of asbestos before work is carried out on or around the roof.

Storm, fire or impact damage: In the event of broken sheets or major damage, the area must be handled as asbestos-related damage. Do not clean up using a broom, compressed air or any other dust-generating method.

Cleaning and maintenance: Even if the coating is intact, work on a known asbestos roof must be assessed in accordance with the asbestos rules. The Danish Working Environment Authority describes encapsulation and cleaning as asbestos work.

8. Maintenance plan

Interval	Inspection/work	Responsibility	Documentation
Spring	Visual roof inspection; rainwater system; remove loose dirt; check for winter damage.	Person responsible for operation / specialist	Inspection log + photos
Autumn	Visual roof inspection; remove leaves; check outlets before frost/winter.	Person responsible for operation / specialist	Inspection log + photos

Annually	Inspect penetrations, edges, joints and critical details.	Specialist	Inspection log
After storm/hail/work on roof	Extraordinary inspection for mechanical damage.	Specialist	Photos + damage note
In case of damage	Repair in accordance with ElaProof instructions; on asbestos roofs, following an asbestos-specific assessment.	Competent contractor	Repair report
According to the project's service/warranty agreement	Any service inspection and maintenance in accordance with the contract.	SabetoFLEX/partner as agreed	Service report

9. Inspection log

Copy this page as required. In the event of deviations, attach photographs and a repair report.

Date	Inspector	Roof surface	Outlets	Details	Comment / action
		☐ OK ☐ Deviation	☐ OK ☐ Deviation	☐ OK ☐ Deviation	
		☐ OK ☐ Deviation	☐ OK ☐ Deviation	☐ OK ☐ Deviation	
		☐ OK ☐ Deviation	☐ OK ☐ Deviation	☐ OK ☐ Deviation	
		☐ OK ☐ Deviation	☐ OK ☐ Deviation	☐ OK ☐ Deviation	
		☐ OK ☐ Deviation	☐ OK ☐ Deviation	☐ OK ☐ Deviation	
		☐ OK ☐ Deviation	☐ OK ☐ Deviation	☐ OK ☐ Deviation	
		☐ OK ☐ Deviation	☐ OK ☐ Deviation	☐ OK ☐ Deviation	
		☐ OK ☐ Deviation	☐ OK ☐ Deviation	☐ OK ☐ Deviation	

10. Handover appendices

- ☐ Project-specific work/system description
- ☐ Technical data sheets and safety data sheets for products used
- ☐ Photographic documentation before, during and after installation
- ☐ Batch/material records, where relevant
- ☐ Asbestos documentation, workplace risk assessment/notification/training documentation according to project requirements
- ☐ Warranty and service agreement
- ☐ Any drawings/details and repair instructions

11. Contact

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