

NML North St Roof Questions & Answers

Q - How exactly are you to measure the '10 year watertight condition' of the roof?

A - I want to leave the choice of the product to the tenderer and I have specified a 10 year effective life to ensure that a robust product is provided. Unfortunately, I do not have access to NBS at present which is why it is specified only as a schedule.

Q - Will this include products only? Or will you expect the workmanship to be included in this offering? Is this to be insurance backed? How are the works to be monitored during install?

A - NML will monitor the works but it will be up to the contractor to provide a day to day supervision and overall quality of workmanship.

Q - Lay cold applied felt roof covering including any priming and underlay. dressed into upstands. A 'cold applied felt' would imply the system is a self adhesive reinforced bitumen membrane. These systems as standard will be non-slip and solar reflective yet in the tender specification document you are asking for them to specifically carry these properties. This could be interpreted that you actually want a liquid coating system? Could you clarify exactly what type of system is required – a self adhesive felt system or a liquid system that is both solar reflective and non-slip?

A - I am happy with a cold applied adhesive felt product. I was looking at Bauder systems as a guide but do not want to restrict you to any of their products. I specified a cold applied product as due to the nature of the building contents we try to eliminate as far as possible any hot works. I know by nature that felt products are non-slip but wanted to eliminate the possibility of a covering being provided that did not match this requirement.

Q - No where in the documents does it mention bringing the roof up to Part L of Building Regulations? Has the roof been core-sampled to ensure the existing build up meets the minimum requirement of 0.35 u-value to ensure it doesn't need any additional insulation?

A - Regarding 'u' values we are just looking for an overlay repair to prevent water entering our stores through the current covering. I think the current structure is asphalt applied onto closely laid concrete beams.