

Flat Roof Specifier Checklist

Choosing the right flat roof system can be a challenge, but ask the right questions and you're half way there. As roofing experts at SIG Design & Technology we follow this sequence all the time – these are the questions we would ask you. Follow these steps to identify the key issues for your waterproofing project. Use your answers to discuss the issues with your roofing specialist, saving you both time.

Project No.	Project Name
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Employer's Requirements – the fundamentals

Durability and Design Life Does the building have a fixed designed life?	
Guarantee period What is the minimum required performance life for the product? (After which replacement should be programmed.)	
Sustainability Is there a requirement (planning or otherwise) for a BREEAM or other sustainability rating?	

Design Factors – what are you looking for?

Aesthetics What aesthetic do you want to deliver? Can flat roof product choice contribute to that?	
Structure How could the structure influence the choice of product? Decide this first to avoid over-engineering.	
Drainage Is the roof completely flat? Is drainage internal or external? How best should falls be generated?	
Insulation and U-values Choice of insulation determines depth to achieve U-value. Consider warm roof, cold roof and inverted roofs.	
Upstand heights What height do you have available for depth of roof system? Make sure you avoid jeopardising thresholds.	
Interfaces with other elements Door thresholds, cladding, parapets, penetrations. What issues must be dealt with to meet guarantee requirements?	
Cost Which systems allows us to achieve all the above most cost efficiently?	

Buildability Factors – how will it be installed?

Programming Envelope waterproofing is always on the critical path. How much time do you have to deliver waterproofing?	
Sequencing How can appropriate details be installed in the right order to ensure the guarantee can be met?	
Protection Roofing can be used as a working platform. Make sure your solution is suitable and properly protected after installation.	
Cost Consider the costs of the above factors – extended programme, additional prelims, cost of protection etc.	