

# SIKA ROOFING GUARANTEE DOCUMENTS



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CARE**



## DSA Consultants - Henley in Arden

PROJECT: Warwickshire Police HQ  
PROJECT REF: 0421104  
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**BUILDING TRUST**



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# 1 WARWICKSHIRE POLICE HQ GUARANTEE

## 1.1 GUARANTEE OVERVIEW

### Summary of 25-Year Sika Roofing Performance Guarantee

A partnership guarantee between Sika Limited and the Verified or Certified Contractor.

Sika Limited guarantee to the Owner that if, during the **25 Year** Guarantee Period, the Materials are shown to not be in compliance with their requirements as set out in the relevant Product Data Sheets, we shall subject to the terms and conditions (specimen Guarantees available on request), at our option (a) repair or replace the Materials; or (b) pay the reasonable cost of repair or replacement of the non-compliant Materials, including in either case any damage to the exterior fabric of the roof directly caused by the Materials.

Should the defect be due to a workmanship issue, the Verified or Certified Contractor agrees to return the roof to its watertight state.

#### What does it cover?

- All Sika Limited materials and branded products where applicable, invoiced by Sika Limited.
- Compatibility of Sika Limited products specified and supplied.
- Maximum aggregate liability £300,000 (see Guarantee terms & conditions for details).
- Workmanship cover (resulting from Sika Limited material defects).
- Direct consequential loss for a successful claim, subject to the limiting value (see Guarantee terms & conditions for details).
- Guarantee supported by Public & Product Liability Insurance for the duration of the guarantee.
- Any written design and specification or written advice supplied by Sika Limited (supported by PI Insurance).
- Where specified, details waterproofed using the Liquid Detailing System (Single Ply Membranes and Reinforced Bituminous Membranes) for up to 10 years.
- For this guarantee the Sika Limited liability for the period from year 20 to the end of the guarantee is amortised over 30 years e.g. a successful claim in year 21 would be paid by Sika Limited at 10/30th of the claim, year 22 paid at 9/30th etc, subject in any event to the other terms of the guarantee including without limitation any other limits on liability.

#### Workmanship

For this guarantee to be issued, the system must be installed by a suitably trained Verified or Certified Contractor. The workmanship is covered solely by the installing contractor for the term of the guarantee. Insurance backed options are available through FCA (Financial Conduct Authority) approved insurers, to cover contractor insolvency. Costs will vary, based on a percentage of the contract value and the Guarantee term.

#### Guarantee Requirements

- Materials have been installed in accordance with the Sika Limited specification and site specific wind uplift calculation (refer to the Specification for detailed requirements including waterproofing type & thickness, fastener type, protection layers etc).
- All Sika Limited products supplied must have been paid for in full.

- Sika Limited roofing systems may only be installed by Verified or Certified Contractors, authorised and trained by Sika Limited. The Performance Guarantee is supported by workmanship assurances provided by the Verified or Certified Contractor for the period of the Guarantee and whilst the contractor is trading.
- The project must have been passed for guarantee by the Sika's Technical Site Support Department (the number of site visits is dictated by the size and complexity of the project and the experience of the installers).
- For ballasted/green roof projects an inspection must be requested and then carried out by the Sika's Technical Site Support Department prior to the covering of the waterproofing.
- Roof inspections are to be carried out by Sika's Technical Site Support Department every 5 years and any remedial works found necessary or desirable by Sika Limited would need to be properly carried out by the Verified or Certified Contractor. Power and safe access are to be provided by the Client.
- Refer to specimen Guarantee for full terms & conditions (available on request).

## 1.2 GENERAL CONDITIONS

1. This is a Specification and should be used as guidance only. The details contained herein are based on information available at the time of writing. It covers Sika Limited materials. Sika Limited cannot be held responsible for materials within the system other than those manufactured, supplied and branded as Sika products.

Any photographs contained herein are a representation of what was seen at the time we visited site.

Any details drawings contained herein are our suggested standard details covering the most common details found on a roof. They are not bespoke to this project. It is the contractors responsibility to ascertain the correct method of detailing for this particular project.

The contractor is to carry out his own roof survey and take his own core samples to satisfy himself with regard to the existing roof build-up, the suitability of the specified system and ascertain the extent of work involved. No claims arising for failure to do so will be considered.

A detailed method of work statement and programme of works should be agreed with the Contractor before the commencement of the works.

The requirements of all relevant British Standards, Industry Codes of Practice and current Sika Limited guidelines should be complied with at all times. A bibliography is available upon request.

2. Where applicable and in accordance with BS 6229:2018 Flat Roofs with Continuously Supported Coverings – Code of Practice it is recommended that roofs should have a Design Fall of 1:40 to achieve a Minimum Finished Fall of 1:80. If this cannot be achieved ponding may occur.

3. Where applicable, insulation boards should be stored undercover and on a dry platform. The insulation shrink wrapping is not adequate for weather protection.

4. Whilst Sika Limited endeavour to carry out BS 476 Part 3: 2004 fire tests for the most commonly specified Sika Limited roof build up's, not all permutations can be tested. It is the responsibility of the specifier to ensure that the roof construction complies with the building regulations and relevant insurance requirements.

5. Sika Limited recommend that any upstands should conform to the recommendations of BS 6229:2018: Code of Practice for Flat Roofs with Continuously Supported Coverings.

Please note that entry of water over any detail of less than 150mm in height, above the finished level, would not be covered by the SikaBit guarantee.

6. The application of some products within this specification, e.g. adhesives, primers, sealants and cleaners may be limited to temperatures above +5°C and therefore installation may be affected during colder months. Please observe information provided in the SikaBit Product Data Sheets.

## 1.3 DISCLAIMER

The information, and, in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika Limited's current knowledge and experience of the products when properly stored, handled and applied under normal conditions. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, unless from any written recommendations, or from any other advice offered by Sika Limited. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the Product Data Sheet for the product concerned, copies of which will be supplied on request.