

HGY/2023/1687

Condition 3

Roof Material





TOPSEAL

The Ultimate Flat Roofing systems



Product Guide



nbsPlus



CONTENTS

What is Topseal?	3	Green Roofs	12
About Topseal	3	Balconies, walkways and stairs	13
Accredited and Certified	3	Topseal Datasheet	14
Approved installers	4	Cold Roof Specification	15
Why choose Topseal?	5	Warm Roof Specification	15
Guarantees	6	"A" Trims – Drip Trim	16
Roof Build-up & Technical details	7	"B" Trims – Raised Edge Trim	16
Domestic Roofing	8	"C" Trims – Simulated Lead Flashing	17
Commercial Roofing	9	"D" Trims – Fillet Trim	17
Refurbishment Roofs	10	"F" Trims – Flat Sheetting	18
Simulated Lead/Copper Roofs	11	Trim Guide	19

WHAT IS TOPSEAL?

Topseal offer a range of cold liquid applied, high performance, BBA Certified GRP waterproofing systems, which can be used to form a waterproof membrane regardless of the size or complexity of the application. The Topseal systems can be finished in any BS4800 or RAL colour and if required, an anti-slip finish is available for walkway and balcony projects.

A Topseal roof consists of specially formulated Topseal roofing resin and topcoat, cold-applied on site with our heavyweight GRP edge trims to create a bespoke, seamless roof to suit the application. The Topseal systems are installed by our network of trained and approved installers throughout the UK.

ABOUT TOPSEAL

Topseal offers a range of advanced GRP waterproofing and roofing systems fitted through a national network of highly trained and approved installers.

Since our system was first installed back in 1992 it has been installed on millions of square metres of roofs all over the UK.

Topseal is the ultimate fibreglass flat roofing system suitable for both domestic and commercial works.

A Topseal roof represents the pinnacle of GRP roofing technology, guaranteed to last a generation, designed to last a life time.

With full BBA certification and up to 40 years materials and workmanship guarantee (with Topseal DoubleTop), Topseal is the ultimate, stylish roofing system. The Topseal roofing systems are installed nationwide and have a proven pedigree as a waterproofing material with an expected lifespan of 100 plus years.

ACCREDITED AND CERTIFIED



ISO:9001 certified: International quality standard. This international quality standard is independent confirmation that we are focused on delivering customer satisfaction through a reliable and standardised process of operating our business.



ISO:14001 certified: This is the International Standard for Environmental Management. This means we are committed to operating an effective Environmental Management System (EMS) meeting all specified requirements.

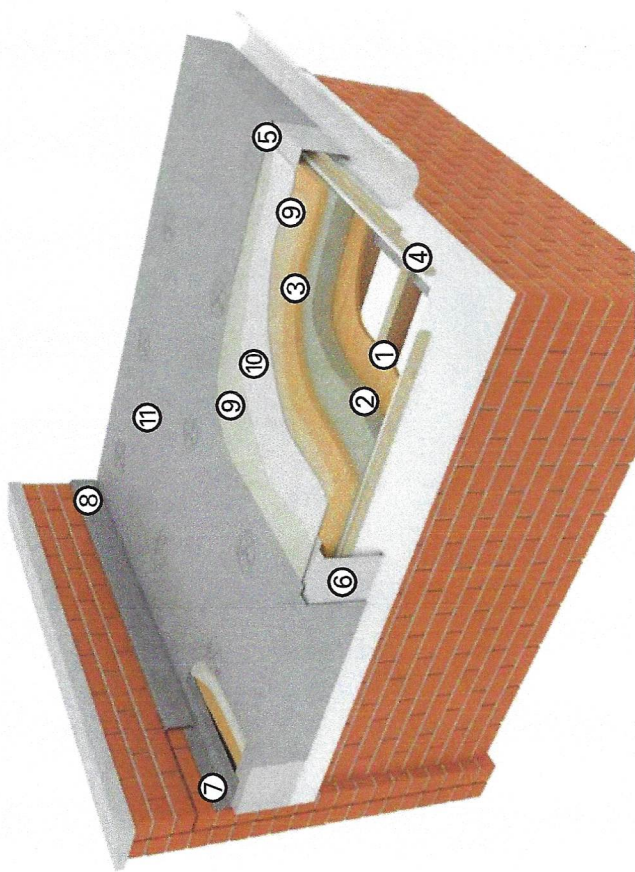
BBA Approved. The British Board of Agrément is the UK's main independent body for verifying a manufacturer's claims about their product.

These statements are outlined within the Topseal BBA certificate which is available from our website or from www.bbacerts.co.uk (certificate no: 93/2932). This is a guarantee that the stated performance of the product has been independently tested and verified.

APPROVED INSTALLERS

The Topseal systems are only fitted by our national network of trained and approved installers. Any GRP roofing system is only as good as the team that installs it. Every Topseal approved installer has passed the comprehensive Topseal training course, which covers every aspect of installation, product knowledge and customer service. All installers have access to full industry-leading technical support and can install the product to comply with our quality benchmarks.

EXAMPLE OF A TYPICAL TOPSEAL WARM ROOF



- 1 Vapour check /12mm sub-deck
- 2 Insulation
- 3 18mm OSB3 T&G deck
- 4 Battens
- 5 Topseal A200 edge trim
- 6 Topseal B260 edge trim

- 7 Topseal D260 edge trim
- 8 Topseal C100 edge trim
- 9 Topseal resin
- 10 450g/600g m2 reinforcement mat
- 11 Topseal topcoat

WHY CHOOSE TOPSEAL?

Topseal is the ultimate BBA Certified fibreglass flat roofing system. Topseal GRP (also known as fibreglass) roofing systems are installed exclusively by fully trained and approved installers and supplied with a 20 - 40 year product and workmanship guarantee with the back-up of a full customer service, technical support and quality control team.

Here are just a few of the reasons why Topseal is the ultimate in waterproofing and roofing systems:

- 20-40 year product & workmanship guarantee with an optional insolvency guarantee against workmanship
- Suitable for domestic, commercial and refurbishment projects
- Versatile and flexible for new build, replacement roofs, listed or iconic buildings
- Only fitted by trained and Topseal approved installation teams UK wide
- Environmentally sustainable by design and safe to install. No heat required
- Rated A/A+ in the generic BRE Green Guide
- Fire Retardant and completely UV resistant
- Over 1,000 different combinations of colours, and specialist finishes available
- Specification and technical support available
- NBS specification available
- Installer and specifier login areas available
- BBA certified system
- Simulated lead design available
- BIM objects available (Topseal and Greenroof system)

GUARANTEES



20 year Guarantee

The Topseal Overlay system comes with a 20 year product and workmanship guarantee. This system is only suitable for refurbishment roofs if the current substrate is in suitable condition.



25 & 30 Year Guarantees

We are so confident with the quality of our GRP roofing systems that we offer 25 and 30 year guarantees, to give you peace of mind that our product is designed to last. The 25 year guarantee comes with each of our standard installations. The 30 year guarantee is available with our HD roofing systems but this does not include walkways, terraces, balconies or areas subject to heavy foot traffic (a 25 year guarantee will be issued for these).



40 Year Guarantee

Our Topseal DoubleTop system is designed to be an extremely durable flat roofing system and we're so confident with it that we're offering a 40 year guarantee on each installation. Once installed, you won't have to worry about your roof leaking, as it's completely watertight and designed to last.

Guarantee Protection Certificate

If you wish to protect your guarantee why not take advantage of our Guarantee Protection Scheme. This ensures that your guarantee is protected should the worst happen and an approved installer ceases to trade, which may be due to insolvency, bankruptcy or liquidation of the principles. A Guarantee Protection Certificate is very reasonably priced at £100 for a domestic roof up to the value of £15000 and £200 over the value of £15000 making it excellent value for money.

Should you wish to purchase a Guarantee Protection Certificate for a commercial property, please take note of the costs below.

Commercial roof up to £10,000 – 3% of contract value
Commercial roof over £10,000 – 2.5% of contract value
Local Authority or Housing Association roofs – 1.5% of contract value
Block of Flats – 1.5% of contract value

Insurance Backed Warranty

For total peace of mind, purchase one of our 10 year Insurance Backed Warranties. These are designed to work with your Guarantee Protection Certificate to protect you should Topseal go out of business. Each Insurance Backed Warranty is offered by Home Pro and if you would like to find out more about current premiums, please contact us direct on 0800 0831 094

ROOF BUILD-UP & TECHNICAL DETAILS

The Topseal system can be used on practically any type of roof including small domestic extensions, garages, dormer roofs, parapet walls, gullies, gutters, conservatories or orangeries right through to large commercial projects. It will fit in with a building of any age, from listed to ultra-modern. For more demanding applications, Topseal HD, DoubleTop and Green Top are designed to deliver the same high performance, under extreme conditions.



TOPSEAL



Topseal Warm Roof Build-Up



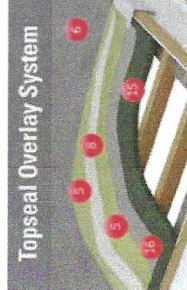
TOPSEAL HD



Topseal HD Warm Roof Build-Up



TOPSEAL OVERLAY



Topseal Overlay System

The Topseal high-performance roofing system is suitable for nearly all roofing applications and can be specified to the latest Part 'L' regulations. The Topseal system uses a 450g/m² roofing-grade reinforcement mat along with our roofing resins and topcoats for the finest roofing system that money can buy.

Topseal overlay primer is laid directly onto a clean, dry and structurally sound substrate (concrete, felt, GRP or asphalt). Used with 600g/m² roofing-grade reinforcement mat, roofing resin and topcoat. This Topseal system provides you with an overlay roofing system suitable for refurbishment roofs.



TOPSEAL DOUBLETOP



Topseal DoubleTop Build-Up



TOPSEAL GREENTOP



Topseal Green Top Build-Up

KEY:

- (1) Vapour check /12mm ext. ply sub-deck
- (2) Insulation
- (3) 18mm OSB3 deck
- (4) 450g/m² reinforcement
- (5) Topseal roofing resin
- (6) Topseal Topcoat layer
- (7) Topseal GRP edge trim
- (8) 600g/m² reinforcement
- (9) Drainage/moisture retention layer
- (10) GreenTop substrate
- (11) GreenTop sedum
- (12) Caledonian pebble border
- (13) Retention strip
- (14) Drainage retention strip
- (15) Pre-existing Substrate
- (16) Primer

*The guarantee for each system maybe subject to change, please check with the Topseal office for the guarantee period on your chosen system

The Topseal double-top system is designed for projects that require extreme durability. The system can be used for almost any roofing application with our 2 x 450g/m² laminate formed with our specially formulated roofing resin and topcoats. Topseal double-top can also be used for water-containment specifications.

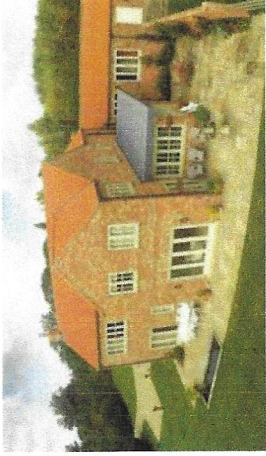
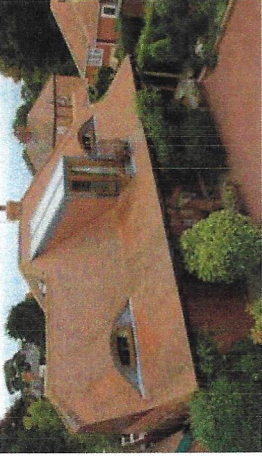
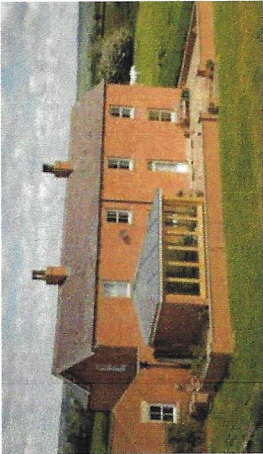
Topseal Green Top is the complete green roofing system with an optional sedum or wildflower living-roof finish. The system includes our Double Top system of 2 x 450g/m² laminates along with our specially formulated resins and topcoats to finish the perimeter edges in your choice of colour.

DOMESTIC ROOFING

Topseal offers a range of roofing solutions for common domestic applications such as extensions, garages, dormer roofs, parapet walls, gullies, gutters, conservatories, orangeries and many more using the Topseal fibreglass (also known as GRP) roofing systems.

The Topseal roofing system can be used on a variety of domestic roofing projects including new builds and refurbishment projects, it is also suitable to be used for cold and warm roofs depending on your requirements. The versatility of Topseal will ensure that it will fit in with almost any style from ultra-modern to traditional listed buildings, providing long-lasting performance and style through the most extreme weather conditions.

Topseal is also accepted by the NHBC when installed and used in accordance with our BBA Certification. Select the standard Topseal system for a 25 year guarantee, Topseal HD for an extra durable system with a 30 year guarantee or Topseal DoubleTop for a flat roofing system with extreme durability and a 40 year guarantee.



COMMERCIAL ROOFING

Topseal is widely used for a variety of commercial and industrial applications. Our system is cold applied without the need for heat or flames and cures within an hour of installation making it much quicker than many other liquid applied systems and coatings. For technically challenging projects, Topseal is one of the most versatile roofing systems available. The ease of use to encapsulate or incorporate almost any detail has led to it being frequently specified for waterproofing difficult gutters or areas with a high level of complexity including, tanking, lining and gullies in any pitch to vertical. Topseal is BBA approved, has fire retardant properties to BS476 part 3 EX.T.F.AA, is available in a range of colour and finish options and is only fitted by our trained and approved installers.

Select the standard Topseal system for a 25 year guarantee, Topseal HD for an extra durable system with a 30 year guarantee or Topseal DoubleTop for a flat roofing system with extreme durability and a 40 year guarantee.



1000m² - Factory roof



1200m² - Housing Association roof



800m² - High School roof



700m² - Private Development



200m² - Community Centre

REFURBISHMENT ROOFS

Topseal has a range of fibreglass flat roofing systems including the Topseal Overlay system that is specifically designed for the flat roofing refurbishment market.

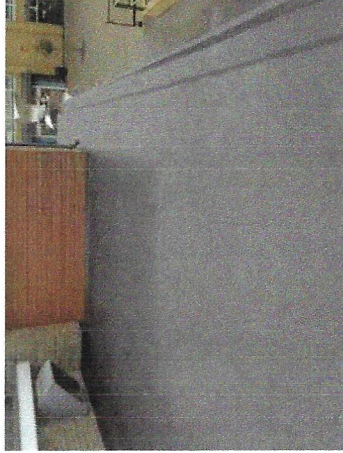
For refurbishment roofs, the Topseal Overlay system can be used and enables you to have a guaranteed watertight roof without having the inconvenience of having your old roof stripped off.

Topseal Overlay is not only cost effective for flat roof refurbishments, but as it is a cold-liquid applied system there is no heat or flames used on your roof and the installers also cut down on landfill as the system is directly applied onto existing surfaces, (felt, asphalt and concrete) which also means that you can continue as normal working in the building with minimal disruption.

The Topseal Overlay system comes with as standard a 20 year product and workmanship guarantee; it is also available with an optional guarantee protection certificate.

There are two options for improving the waterproofing on your current roof, either strip off the failing current system or overlay it. Topseal has systems suitable for both these situations.

Contact our technical team on **0800 0831 094** to find out which system is most suitable for your project.



SIMULATED LEAD/COPPER ROOFS

Topseal fibreglass roofing system is used extensively as a lead/copper replacement or alternative for roofs, gutter linings and complex architectural detail work.

For listed buildings Topseal can also be used to simulate rolled joints without seams. Colour matching can be achieved by using a topcoat with a lead grey or copper green finish providing like-for-like appearance and long-lasting performance with a guarantee of up to 40 years.

Topseal is also free from toxic water run-off associated with lead and copper and deters criminal damage due to its high durability and low effective scrap value.

Select the standard Topseal system for a 25 year guarantee, Topseal HD for an extra durable system with a 30 year guarantee or Topseal Double Top for a flat roofing system with extreme durability and a 40 year guarantee.

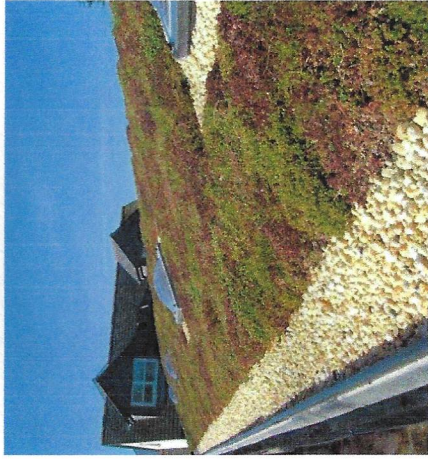
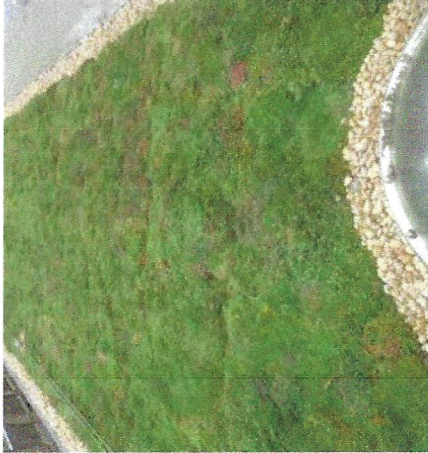
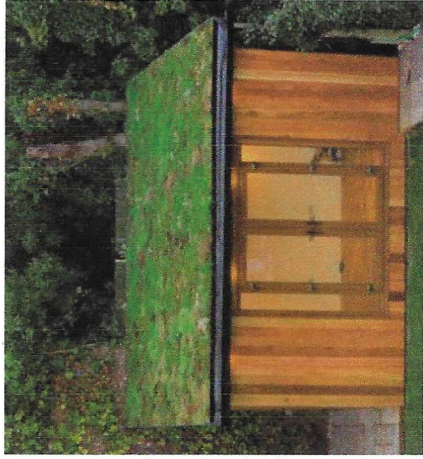
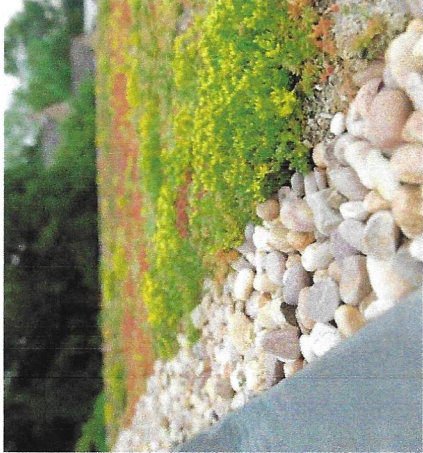


GREEN ROOFS

Topseal GreenTop can be used to create a totally bespoke green roof with a low maintenance sedum green roof, or prepared to suit third party supply of the green roof.

As well as creating a naturally beautiful area Topseal GreenTop adds sound insulation to your property and delivers energy savings as it protects your property from internal temperature fluctuations in the summer and winter months. The system is provided with Topseal's class-leading 25 year watertight guarantee for peace of mind.

Comes with a 25 year guarantee.



BALCONIES, WALKWAYS AND STAIRS

For heavy-duty applications such as balconies, walkways, terraces, roof gardens and steps, Topseal HD provides an extra level of performance and waterproof protection with a 25 year guarantee on areas subject to frequent foot traffic. The system is fitted with a choice of our coated aggregate finish which is available in any of our standard colour options or matched to most RAL or BS4800 colours or our anti-slip finish for extra grip in wet conditions. Balustrade supports, tiles or decking can be easily incorporated into the system providing limitless possibilities for your next project.



TOPSEAL DATASHEET

Topseal GRP Roofing

Topseal's single-ply GRP laminate can be installed to any size, in any BS4800 or RAL colour and to any degree of complexity, without any seams, welds or joints and it comes with a minimum 20-40 year guarantee.

Standards Compliance

- BBA (British Board of Agrément) Certificate Number: 93/2932 (see opposite page.)
- Fire retardant to class 1 if required
- Part L Building Regulations Compliance (as of April 2006):

To comply with the Part L Regulations of April 2006 the following specification would be required to obtain a 'U' value of 0.25 installed as shown below:

- 12mm Ply Sub Deck
- 100mm of Kingspan TR26 or equivalent
- 18mm T&G OSB3 board

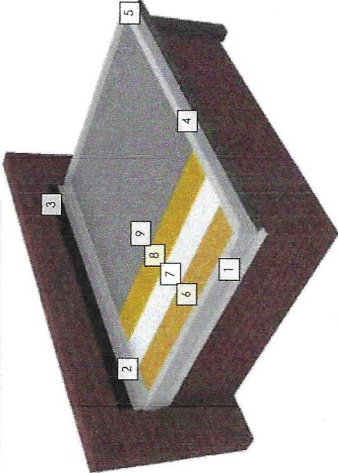
Topseal laminate

-Part L Buildings Regulations Compliance, for up to date regulations please refer to <http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partl>

Finish Options

- Colour range: Topseal is available in 2 shades of grey as standard: Cool Grey & Dark Admiralty.
- Topseal holds a stock of its most popular BS4800 colours (colour chart available on request.) A Topseal roof can be specified in any BS4800 or RAL colour.
- A Topseal roof can be specified with a non-slip aggregate finish.
- Available in 450g/m2 and 600g/m². Please refer to the front of the manual to choose the correct system for your application.

A Typical Topseal Domestic Installation



Properties and Performance

Weight - A 450g/m standard Topseal laminate installed onto OSB3 18mm T&G boards is rated at (approx) 13.3kg/m² (OSB3 18mm T&G= 11kg/m². Roofing resin= 1.35kg/m², CSM= 450g/m², topcoat = 0.5kg/m²) Weather tightness (Excerpts from BBA certificate.) The system is impervious to water and, when used in the systems described, will give a weather tight roofing capable of accepting minor structural movements without damage.

Resistance to wind uplift

The system has adequate resistance to the effects of wind suction likely to occur within practice.

Properties in relation to fire

A system comprising Topseal applied to an 18mm thick Sterling Board substrate, when tested to BS476: Part 3: 1958, was designated EXT.F.A.A.A system comprising Topseal laminate applied to 15mm OSB3 board when tested to prEN 1187; tests 1, 2 and 3, achieved Classification Proof (t1) Proof (t2) and Proof (t3) respectively.

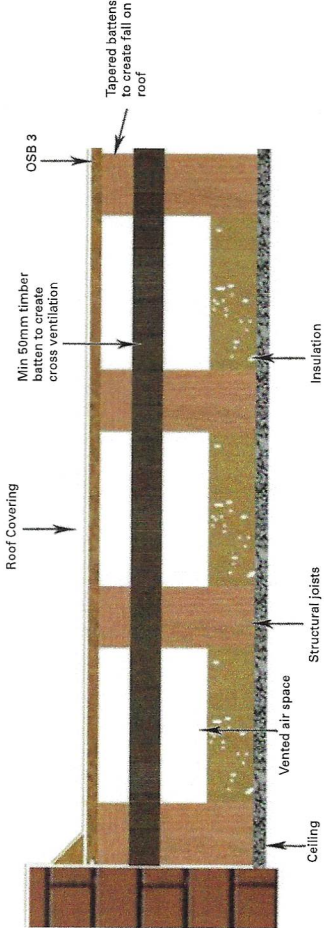
Durability

A Topseal GRP laminate constructed in accordance with the installation section and formed in satisfactory weather conditions can be expected to maintain its integrity and show no measurable loss of physical properties for a period of 30 years or more.

Test (Units)	Method	Mean Result
Thickness (mm)	Dial Gauge	1.75
Apparent density (kgm-3)	ISO 1183	1360
Glass/Resin Ratio	BS.2782	3.5:1
Barcol Hardness	BS.2782	35

- 1 B260 edge trim
- 2 D260 edge trim
- 3 C100 edge trim
- 4 A200 edge trim
- 5 C1 universal external corner
- 6 8' x 2' 18mm OSB3 T&G decking
- 7 450g/m2 Chopped Strand Mat
- 8 Topseal laminate
- 9 Topseal topcoat layer

COLD ROOF SPECIFICATION



WARM ROOF - PART L REGULATION SPECIFICATION

Part L Reg's Application

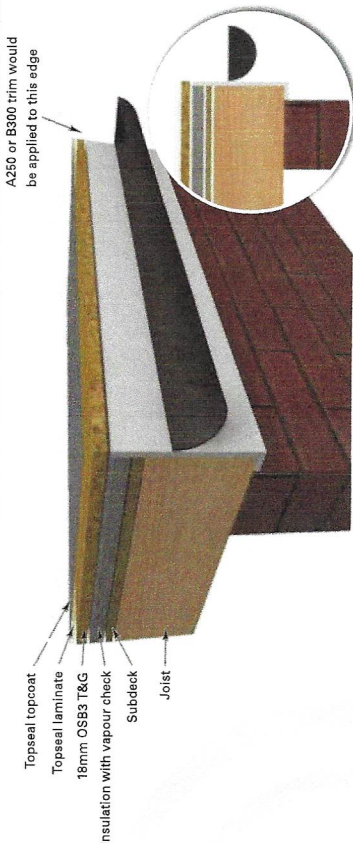
A Topseal roof can be easily configured in either a warm or cold roof specification. For a warm roof, a sub-deck is first fixed to the joists at 300mm centres. A vapour check and insulation sheet is then laid over the top. Insulation sheets can also be purchased with a vapour check adhered to one side. The decking should then be fixed on top as it normally would be, screws should be used to fix the boards to the joists and these should penetrate through the insulation and into the joists to the same depth as standard fixings. It is imperative that all layers of the roof are pressed firmly together and that there are no gaps between any of the layers.

The GRP should then be laminated over the top of the roof as normal. These roofs will usually require larger edge trim sizes such as A250 and B300. To comply with the Part L Regulations of April 2006 the following specification would be required to obtain a 'U' value of 0.25 installed as shown below:

- 12mm Ply Sub Deck
- 100mm of Kingspan TR26 or equivalent
- 18mm T&G OSB3 board
- Topseal laminate

-Part L Buildings Regulations Compliance, for up to date regulations please refer to <http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partl>

Warm roof application

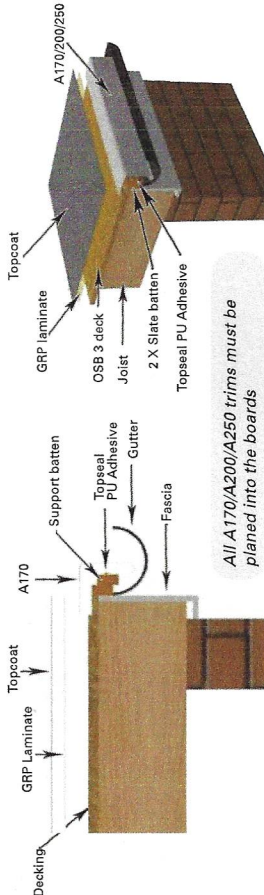


"A" TRIMS – DRIP TRIM

A170: This is designed for applications where it is not possible to use the larger A200 trim.
A200: This is the standard size drip trim.
A250: This drip trim is designed and ideally suited for use on warm roofs.

The A type trim is a drip trim, fitted to the lowest edge of the roof usually where the rainwater flows into the gutter. Two support battens should be fixed to the perimeter of the roof to provide space for the gutter to fit behind the trim, with the outer batten attached 10mm lower than the inner batten to allow the trim to sit flush with the roof.

A170/A200/A250 - Application diagrams

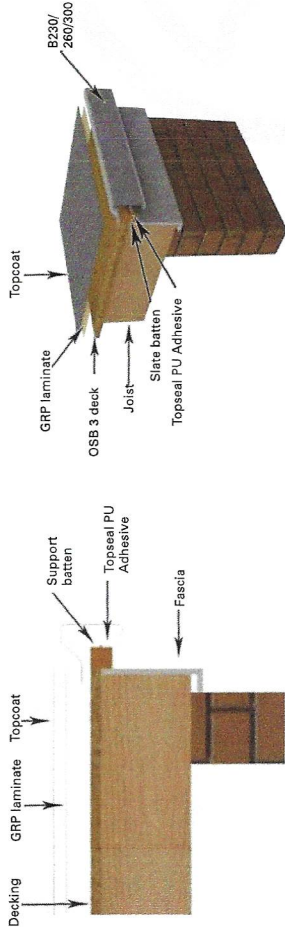


"B" TRIMS – RAISED EDGE TRIM

B230: This is the smallest size of raised edge trim fitted to the edges of the roof to contain and direct the flow of water.
B260: This is the standard size raised edge trim.
B300: This larger raised edge trim is designed for use on warm roofs.

B trim is a raised edge trim, a single batten is fixed level with the top edge of the deck. If a ladder is likely to be leant against a B trim for regular access to the roof, the trim will need to be reinforced to avoid deformation. The trim can either be doubled up by slotting a section of extra trim within the section where the ladder will be used or it can be reinforced with an extra layer of Topseal GRP laminate and the tissue to maintain a smooth finish.

B230/B250/B300 - Application diagrams



"C" TRIMS – SIMULATED LEAD FLASHING

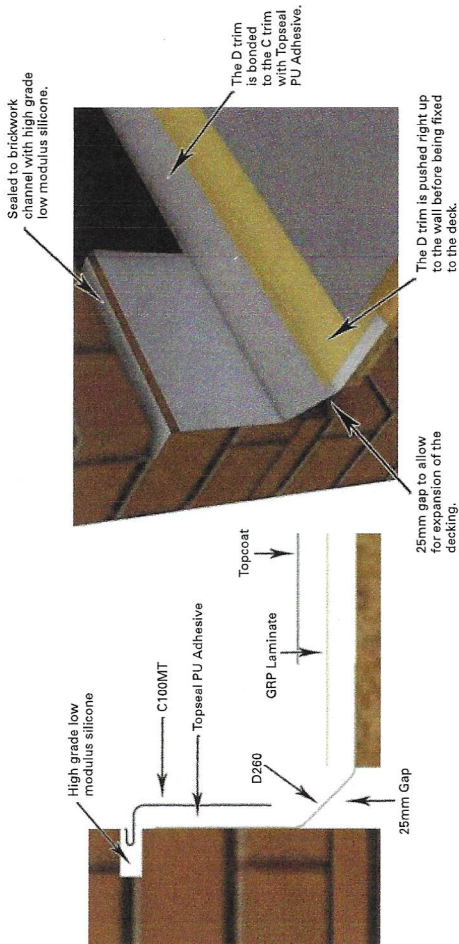
C100: The standard simulated lead flashing with 100mm vertical face and 35mm wall penetration.
C100MT: As C100 description with self-securing moisture trap.
C100L: (Long leg) As C100 description with 50mm wall penetration.
C100LMT: (Long leg with moisture trap) As C100 description with 50mm wall penetration and self-securing moisture trap.
C150: Simulated lead flashing with 150mm vertical face and 35mm wall penetration.
C150MT: As C150 description with integral, self-securing moisture trap.
C150L: (Long leg) As C150 description with 50mm wall penetration.

The C trim is a simulated lead flashing, generally fitted in conjunction with the D trim.

"D" TRIMS – FILLET TRIM

D260: Angle fillet trim with 135mm and 70mm flanges.
D300: Angle fillet trim with 175mm and 70mm flanges.

The D trim is a fillet trim for use against abutting walls. It will also provide expansion and perimeter ventilation and is compatible with the C2 and C3 universal corners.



TRIM GUIDE

The F trim is a flat flashing, mainly used at the intersection of a pitched roof and flat roof often found on dormers. The F trim should not be laminated over completely as it will crack. There are many other applications for the F trim including vertical details where laminating would be time consuming, under the feet of air conditioning units to enable re-roofing without disconnecting and use on some parapet wall details etc. The trim should be nailed to the deck around its edges and banded over any joints and nail penetrations. Any unlaminated trim can be top coated with the rest of the roof.

Sarking felt overlaps the F300.

The first run of the F300 tiles is replaced over the F300.

Laminate is laid over the edge of the F300.

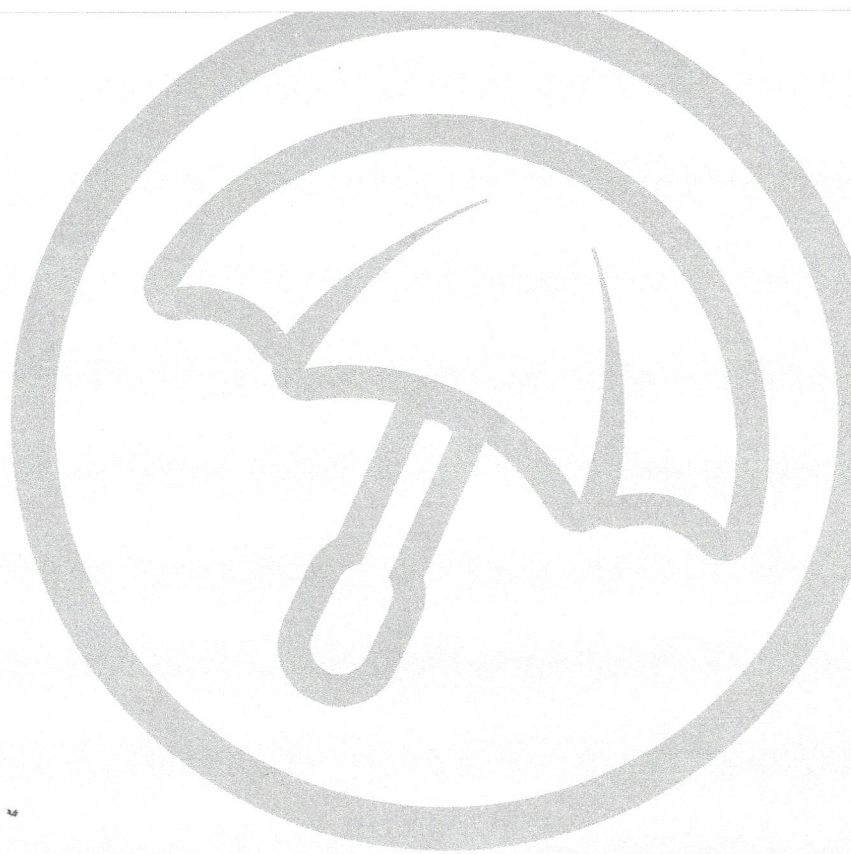
F300 laid well under roof felt.

Decking Laminate

Roof Ridge Closure	Dimensions	Application	Pre-formed roof	Pre-formed closure for
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www.topseal.co.uk

Topseal Product Guide



TOPSEAL

The Ultimate Flat Roofing systems

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