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CONSULATE OF PAKISTAN GLASGOW

TECHNICAL SPECIFICATION

Technical Specification for Roof Replacement & Waterproofing Works

1. Project Details

Project: Roof Refurbishment & Waterproofing

Location: Consulate of Pakistan, 45 Maxwell Drive G41 5JF Glasgow

Date: 05th May 2026

2. Scope of Works

The works shall include:

Removal of existing roofing felt and damaged roof boards

Installation of new roof insulation

Installation of new plywood roof decking

Application of three-layer bitumen torch-on waterproofing system

Installation of Code 5 lead wall flashing

3. Materials Specification

3.1 Roof Decking

Exterior-grade plywood

Moisture-resistant and structurally rated

Properly fixed to joists with corrosion-resistant screws

3.2 Roof Insulation

Rigid insulation boards (e.g., PIR type)

Thickness as per thermal requirements

Installed with tight joints to avoid thermal bridging

3.3 Waterproofing System

Three-layer torch-on bitumen system:

Layer 1: Bitumen primer

Layer 2: Reinforced underlay membrane

Layer 3: Mineral-finished cap sheet

Fully bonded system using torch application

3.4 Lead Flashing

Code 5 lead sheet

Installed at all wall abutments and upstands

Fixed using lead wedges and pointed with sealant

4. Execution Methodology

4.1 Removal Works

Carefully strip and dispose of existing felt and damaged boards

Inspect structural deck and joists for damage

Replace any defective structural elements if found

4.2 Deck Installation

Install new plywood boards with staggered joints

Leave small expansion gaps (~3mm) between boards

Ensure level and secure fixing

4.3 Insulation Installation

Lay insulation boards over deck (warm roof system if applicable)

Mechanically fix or bond as per manufacturer guidance

4.4 Waterproofing Application

Clean and dry surface before application

Apply bitumen primer

Torch-apply underlay membrane with proper overlaps

Apply top layer with mineral finish

Ensure full adhesion and no air pockets

4.5 Flashing Installation

Cut chase into wall for lead flashing

Insert Code 5 lead and secure properly

Seal joints to ensure watertight finish

5. Workmanship Requirements

All work to be carried out by experienced roofing specialists

Ensure proper falls (minimum 1:40 recommended) for drainage

All joints, upstands, and penetrations must be watertight

Finished system must be uniform and free from defects

6. Quality Control

Inspection of deck before covering

Check insulation continuity and fixing

Test membrane adhesion and overlaps

Final water test (ponding test if required)

7. Health & Safety

Safe roof access (scaffolding, guardrails)

Harness use where required

Fire safety precautions during torch-on works

Proper PPE at all times

8. Completion & Handover

Clear all debris from site

Provide:

Manufacturer warranties

Maintenance recommendations

9. Defects Liability

Minimum 12-month defects liability period

Contractor responsible for any leaks or installation defects