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BS 6229:2018



BSI Standards Publication

**Flat roofs with continuously supported
flexible waterproof coverings –
Code of practice**

bsi.

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Foreword

Publishing information

This British Standard is published by BSI Standards Limited, under licence from The British Standards Institution, and came into effect on 30 November 2018. It was prepared by Technical Committee B/546, *Flexible Sheets For Waterproofing*. A list of organizations represented on this committee can be obtained on request to its secretary.

Supersession

This British Standard supersedes BS 6229:2003, which is withdrawn.

Information about this document

This code of practice deals with the overall principles of design, construction, care and maintenance of flat roofs with a continuously supported flexible waterproof covering. It does not deal with metal roof coverings which are now the responsibility of B/542, *Roofing and cladding products for discontinuous laying*.

Since publication of the previous edition of this code of practice (BS 6229:2003), many changes have taken place in the functional requirements for buildings, in the performance capability of roofing materials and in some aspects of building practice. The original code of practice has, therefore, undergone a comprehensive review and updating.

NOTE Guidance on the methodology of condensation risk analysis is now covered by BS 5250, workmanship is now covered by BS 8000-4 and guidance on sound insulation and noise reduction for buildings is now covered in BS 8233.

Use of this document

As a code of practice, this British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance are not misleading.

In drafting this code of practice it has been assumed the design and construction of the roof is entrusted to appropriately qualified and competent people and the building owner follows the recommendations concerning inspection, care and maintenance of the roof during its service life.

Any user claiming compliance with this British Standard is expected to be able to justify any course of action that deviates from its recommendations.

Presentational conventions

The provisions of this standard are presented in roman (i.e. upright) type. Its recommendations are expressed in sentences in which the principal auxiliary verb is "should".

Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.

Where words have alternative spellings, the preferred spelling of the Shorter Oxford English Dictionary is used (e.g. "organization" rather than "organisation").

The word "should" is used to express recommendations of this standard. The word "may" is used in the text to express permissibility, e.g. as an alternative to the primary recommendation of the clause. The word "can" is used to express possibility, e.g. a consequence of an action or an event.

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and additional information that are important but do not form part of the recommendations. Commentaries give background information.

Contractual and legal considerations

This publication does not purport to include all the necessary provisions of a contract. Users are responsible for its correct application.

Compliance with a British Standard cannot confer immunity from legal obligations.

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1 Scope

This revised edition of BS 6229 describes best current practice in the design, construction, care and maintenance of roofs with a flat or curved surface, at a pitch not greater than 10 degrees to the horizontal, with a continuously supported flexible waterproof covering. The supporting structure is either dense and heavy (such as a concrete slab), or consists of framing members supporting a lightweight deck of metal or of timber-based material.

NOTE Provided that the design conditions are similar, many of the recommendations contained in this code of practice apply to roofs at pitches greater than 10 degrees and to those designed as a Green Roof supporting planting.

This British Standard does not apply to certain types of cold stores and high temperature enclosures.

2 Normative references

The following documents are referred to in the text in such a way that some or all of their content constitutes provisions of this document. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

Standards publications

BS 5250, *Code of practice for control of condensation in buildings*

BS 6100-6, *Building and civil engineering — Vocabulary — Part 6: Construction parts*

BS 6925, *Specification for mastic asphalt for building and civil engineering (limestone aggregate)*

BS 8204-1, *Screeds, bases and in situ floorings — Part 1: Concrete bases and cementitious levelling screeds to receive floorings — Code of practice*

BS 8217, *Reinforced bitumen membranes for roofing — Code of practice*

BS 8218, *Code of practice for mastic asphalt roofing*

BS 8220-1, *Guide for security of buildings against crime — Part 1: Dwellings*

BS 8220-2, *Guide for security of buildings against crime — Part 2: Offices and shops*

BS 8220-3, *Guide for security of buildings against crime — Part 3: Storage, industrial and distribution premises*

BS 8233, *Guidance on sound insulation and noise reduction for buildings*

BS 8747, *Reinforced bitumen membranes (RBMs) for roofing — Guide to selection and specification*

BS 9999, *Fire safety in the design, management and use of buildings — Code of practice*

BS EN 300, *Oriented strand boards (OSB) — Definitions, classification and specifications*

BS EN 314-2, *Plywood — Bonding quality — Part 2: Requirements*

BS EN 507, *Roofing products from metal sheet — Specification for fully supported roofing products of aluminium sheet*

BS EN 636, *Plywood — Specifications*

BS EN 1313-1, *Round and sawn timber — Permitted deviations and preferred sizes — Part 1: Softwood sawn timber*

BS EN 1313-2, *Round and sawn timber — Permitted deviations and preferred sizes — Part 2: Hardwood sawn timber*