



*Keeping the home warm!*

# Room in Roof Insulation aftercare and maintenance guide

Now that your property has the benefit of a SWIP Room in Roof Insulation System, this aftercare and maintenance guide is designed to help you maintain the integrity of the system as well as information on living in a well insulated home.

It is important that the contents of this guide are explained in full, prior to handing over the document.

## Introduction

The SWIP Room in Roof Insulation System (RIRI) is comprised of a rigid polyisocyanurate-modified polyurethane foam insulation board, which is pre-bonded to plasterboard (SWIP RIR Board). The SWIP (RIRI) System can also be used in conjunction with the SWIP Internal Wall Insulation System not within the roof space, but in an unheated / uninhabited loft space and an aftercare and maintenance guide is also available for this system.

Maintenance is an important aspect to ensuring the long-term effective performance of the system and this is also important for the roof of the property. A lack of maintenance to the roof of the building may lead to excessive moisture ingress, which may cause issues and negate any warranties and guarantees provided.

Your RIRI System provides a highly thermally efficient roof with increased air-tightness and it is important to understand how this affects living in the property and how best to compensate for the new efficiencies that your property now has now have.

- Due to the increased thermal performance of the roof space and reduction in heat loss, you may need to adjust your heating controls to suit the temperature of your property.
- It is important that you have crossflow ventilation around the Room in Roof Insulation to prevent condensation.
- Do not block or obstruct any eaves ventilation.
- Do not use vapour producing appliances in the roof space unless there are other ventilation strategies, such as opening windows.

# Part One - General Care

## Impact and abrasions

The RIRI System is finished with a plaster skim coat and general recommendations regarding impact and abrasions would be the same for other walls of a similar build using plasterboard. Where damage has been caused to the system, then identification of the degree of damage would need to be ascertained and the repair procedures would depend upon the damage and the components that are affected. (Please see Part Two for further details).

## Preventing water ingress through the roof

Good general care and maintenance is required on the roof to prevent the possibility of water ingress. Blocked gutters, defective downpipes, missing, loose and broken tiles, faulty chimney flashings and rips in the roofing felt should all be repaired as soon as possible.

## Weather seals and sealants

Sealants and weather seals should be checked annually to ensure that they are still providing a suitable air and weathertight seal. Check external sealants that they are still in place without any signs of cracking or shrinkage, which could allow for moisture ingress. If any external sealants are found to be failing, then replace immediately with low modulus silicone sealant (as these sealants are more durable). For internal sealants, use the SWIP multi-purpose sealant for all locations.

## Ventilation

Maintaining good ventilation for the roof space is essential to prevent the build up of condensation. Ensure that all ventilation gaps are free from any obstruction and that any other ventilation strategies installed are fully operational and maintained on a regular basis.

## Avoiding damage

General care and consideration should be used when moving furniture or objects around the roof space, not to cause significant deep impact damage. Surface abrasions, small holes, corner bead dents and hairline cracking can be patched without any significant repairs to the RIRI System.

# Part Two - Modifications and Repairs

## Fixing items

When installing fixtures and fittings such as pictures, mirrors and shelves etc, use standard self-drilling, winged or universal plasterboard fixings, and fixings such as Knauf Drywall anchors which are suitable for loads up to 20kg acting parallel to the plasterboard. Alternatively for heavier items locate the timbers and fix through the RIRI board into the timbers.

## Installing new radiators

If installing a radiator, then first locate the position of the vertical timbers and mark this on the surface. There will be no provision for any horizontal fixing strips built-in to the system, therefore a horizontal batten or channel will need to be fixed back the timbers to take any horizontal fixings.

**Important note: All electrical works should be undertaken by a suitably competent person, such as a qualified electrical engineer.**

## Electrical Cables and socket outlets

If you need to install any electrical cables, it is recommended that these are surface mounted with clips or run them through plastic or metal trunking fixed back to the plasterboard.

Electrical cables can be installed behind the RIRI board within the loft space, but should be kept away from the insulation on the rear of the RIRI boards. If the cables cannot be kept away from the rear of the RIRI boards, then ensure the cables are positioned within plastic or metal trunking.

Any cables running through the RIRI Boards should be contained within a conduit.

Advice on this should be sought from a suitably competent person, such as a qualified electrician.

New sockets should be surface mounted and fixed accordingly.

## Coving and architectural details

Coving and architectural details can be fixed using an instant grab adhesive if suitable or alternatively fixed to the timbers using suitable fixings.

## Protection

If there is intrusive work required and there is a need to use a heat producing appliance, such as a blow torch, then it is recommended that a heat resistant protection pad is used against the insulation to prevent melting.

## Cutting into the system

Using a suitable cutting tool such as a reciprocating saw, drywall hand saw or multi-tool, cut a clean line through the plaster skim coating, plasterboard and insulation. To reduce dust and excess plaster damage use masking tape on the line of the proposed cut. Always cut-out using clean straight lines, or a clean circular hole to reduce the requirement for making good afterwards. When repairing cuts or drilling holes into the plasterboard always use the SWIP Multi-Purpose Sealant to prevent air leakage.

## Repairing the system

Where damage has occurred to the RIRI system which necessitates any partial replacement, then it is recommended that only a SWIP approved installer is contacted to initiate the repair. Only SWIP RIRI system components or SWIP approved components can be used to repair the system.

## Repairing plaster skim

If the surface has suffered slight damage and abrasions but no damage to the plasterboard, then use a suitable smooth finish plaster filler to repair the damage. Once dry sand down using a fine sandpaper.

## Repairing the RIRI Board

If the RIRI board has been damaged then square cut out around the damaged area and remove the whole board including the insulation. Where there is some form of backing behind the RIRI board then use a mechanical fixing or plasterboard adhesive to secure a new piece of the RIRI board. If there is no backing or stud to fix to, then use the adhesive around the edge of the new piece of RIRI board or a self-adhesive plasterboard repair kit.

## Penetrations through the system

All penetrations through the system must be fully sealed with SWIP Multi-Purpose Sealant to prevent air leakage and a reduction in the performance of the system.

## Installing an access panel on an internal side wall

All access / inspection hatches must be installed in accordance with the relevant Building Regulations, such as Part B, Part E, Part J and Part L. Locate a position for the installation of the access panel which is clear of cables and ductwork. Cut through the RIRI board with an appropriate cutting tool and build a timber frame to accept the access panel. Ensure that all junctions between the RIRI Board and the timber frame is adequately sealed for air leakage with SWIP Multi-Purpose Sealant.

It is important to remember that weathertight strips and seals are required around the edge of the access panel frame to help prevent air leakage.

## Replacement windows and doors

Most windows replacements are undertaken from the outside and therefore only a limited amount of damage to the SWIP RIRI Board would be expected. Damage to seals will occur and the reinstatement of any window or door must include adequate air leakage seals. With windows that are replaced from the inside, care must be taken not to cause excessive damage to the system especially at the corners of the openings.

## Tools and product availability

The SWIP RIRI system is available to purchase from:

SWIP Limited,  
ROC House,  
30 Inkerman Street,  
Birmingham B7 4SB

Telephone 0845 402 3585 - Email [info@swipRIRI.co.uk](mailto:info@swipRIRI.co.uk)

## General tool requirements

EN 131 access step ladders, other specified access equipment, walk board, inspection lamps, dust sheets, utility knives, hand saws, battery powered hand driver, drill, multi-tool, & reciprocating saw, 110v stepdown transformer, extension cabling and 110v power tools, trowels, floats, mortar board, tape measure, screw driver, hand saw, level, plumb line, brush, buckets, cleaning supplied, task lighting, working at height access platforms, edge protection barrier step and ladders, stud sensor and caulking gun.

The correct PPE (Personal Protective Equipment) should be used at all times.

All tools and PPE are available from DIY stores or builder's merchants.

# Part Three - Warranties, Compliance and Contacts

## Building Regulations Compliance Certificate

A Building Regulations Compliance Certificate is required when a heat producing appliance is installed in a property. The local authority should be notified so a Building Regulations Compliance Certificate can be issued. This is usually provided within 30 days.

## Guarantees and warranties

The SWIP RIRI System is covered by a 25-year insurance backed guarantee. This guarantee covers workmanship defects and materials defects for a 25-year period.

# Contact details

## Installer details

<b>Name</b>	
<b>Address Line 1</b>	
<b>Address Line 2</b>	
<b>City / Town</b>	
<b>County</b>	
<b>Postcode</b>	

## Customer details

<b>Name</b>	
<b>Address Line 1</b>	
<b>Address Line 2</b>	
<b>City / Town</b>	
<b>County</b>	
<b>Postcode</b>	

<b>Customer Signature</b>
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<b>Installer Representative Signature</b>
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Telephone 01903 863256 - Email [team@bidconnector.com](mailto:team@bidconnector.com)

## System Supplier Details

SWIP Limited, ROC House, 30 Inkerman Street,  
Birmingham B7 4SB

Telephone 0845 402 3585 - Email [info@swipwi.co.uk](mailto:info@swipwi.co.uk)