



# Facility Tip of the Week

September 3, 2013

## Let's Take it from the Top

**R**oof drains are designed to receive water collecting on the surface of the roof that discharges to a leader--a vertical pipe to carry the water from the roof to the ground.

Over time, a roof drain can become clogged with debris, causing the water to overflow and then leak into your center. Rather than draining, the water will flow over the flashings and the borders surrounding the drain. From there it may leak down the walls or into ceilings. Regular maintenance of the roof drain is your best defense to prevent a leaky roof.

Visually inspect the roof drain. If there is water pooling around the drain, or vegetation growth inside the drain, then you know it is clogged and not draining properly. You need to have it snaked by your custodian (if the right tools are available) or you may have to call a plumber. If there is vegetation growing, try a weed killer solution before calling the plumber; it's a lot cheaper.

Be sure to inspect the roof deck and roof drains periodically. Clean or sweep away any garbage, accumulation of dirt, debris, leaves, etc.

If you are experiencing a leak, you need to find the source (or get professional help to find the source). If it appears to be the roof drain, it may simply need cleaning out. If this doesn't stop the leak perhaps the drain is old and needs replacement. Don't allow leaks to persist. Catching a roof drain problem early will cost less than fixing all the damage a leak can do to your center ceilings, walls, floors, and equipment. The same is true of your ground play area drains.

As with most facility problems, stay awake and aware of your environment on a daily basis and be sure your staff does as well. That's the best recipe for a safe and healthy center, from top to bottom.



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