



Built up Roofing (BUR) Systems Pro's and Con's



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Built up Roofing (BUR) Three-layer roofing systems, often referred to as a "built-up roofing" (BUR) system, are a traditional and time-tested method for flat and low-slope roofs. These systems typically consist of multiple layers of bitumen and reinforcement materials, with gravel or a mineral cap sheet on top for protection. Here are the pros and cons of three-layer roofing systems:

Pro's

Durability: BUR systems are known for their durability and long lifespan. When properly installed and maintained, they can last for several decades.

Weather Resistance: BUR roofs are highly resistant to adverse weather conditions, including rain, snow, and wind. The multiple layers provide an effective barrier against water infiltration.

Fire Resistance: BUR systems are inherently fire-resistant, especially when using asphalt and fiberglass or other fire-resistant materials in the construction.

Thermal Performance: These roofs offer good insulation and thermal performance due to their multiple layers. They can help regulate indoor temperatures and reduce energy costs.

Low Maintenance: BUR roofs require relatively low maintenance, and minor repairs can be easily conducted by adding additional layers of bitumen.

UV Resistance: The top layer of gravel or a mineral cap sheet provides UV protection and helps extend the roof's lifespan.

Cons

Weight: BUR systems are heavy, and the weight can be a concern for some structures. Adequate structural support is necessary to accommodate the weight of the roof.

Complex Installation: The installation of a BUR system can be labour-intensive and complex, often requiring skilled and experienced roofing contractors.

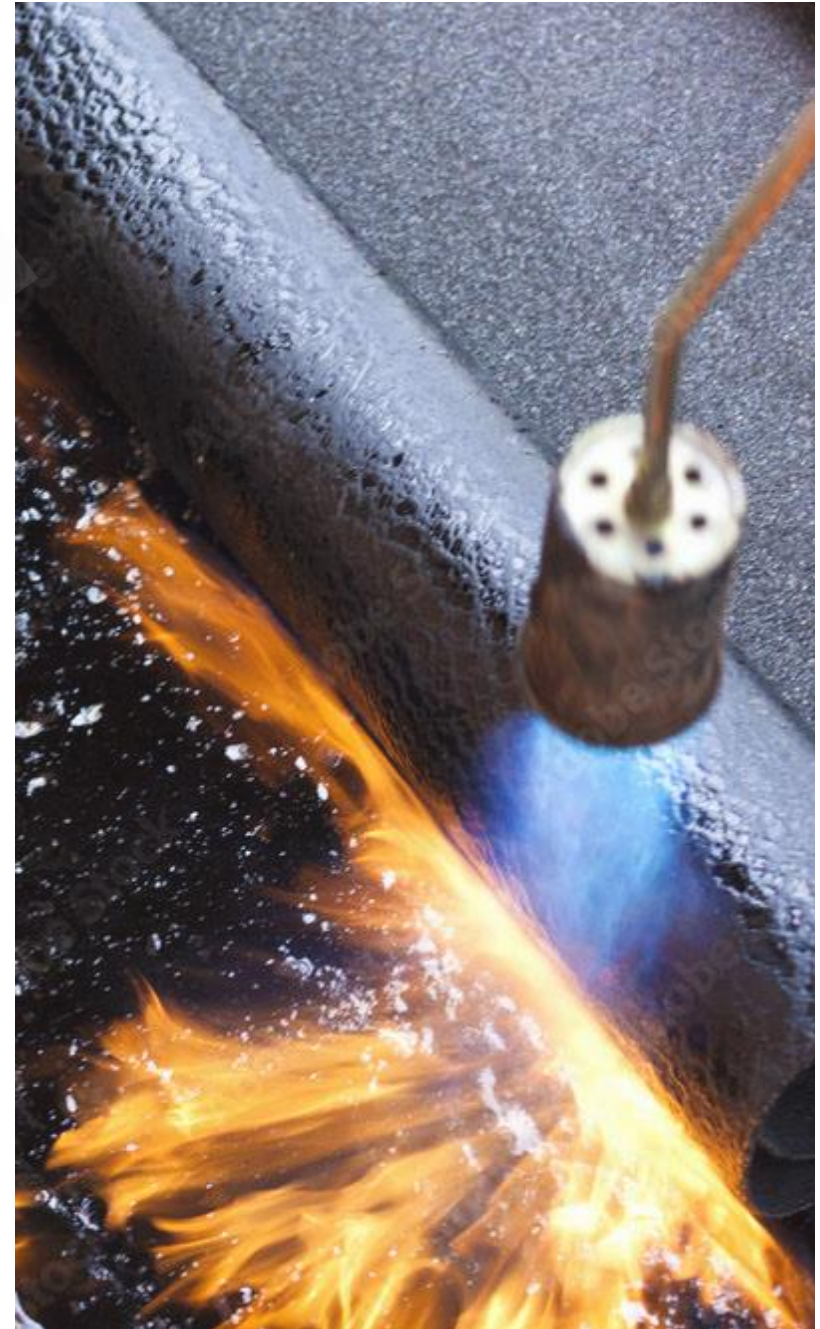
Vulnerability to Poor Installation: If not properly installed, BUR systems can be prone to problems like leaks, blistering, or unevenness. Quality installation is crucial for their performance.

Odor and Fumes: The installation process involves heating bitumen, which can produce odours and fumes that some people find unpleasant. Adequate ventilation during installation is important.

Limited Design Flexibility: BUR systems are not as versatile in terms of design and appearance compared to modern single-ply membranes or other roofing materials.

Environmental Concerns: The use of asphalt in BUR systems raises environmental concerns due to its petroleum-based origin. However, some environmentally friendly alternatives, like cold-applied BUR systems, have been developed.

Our Verdict: Three-layer roofing systems have a strong track record for durability and weather resistance but come with installation challenges and are relatively less flexible in terms of design. They are a viable choice for certain applications but may not be the best option for every roofing project. It's essential to consider the specific needs of your building and consult with a roofing professional to determine if a BUR system is the right choice.



If you have any questions, please feel free to contact us



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