THE REDLAND GUIDE TO BS 8612

TAKING DRY FIX FURTHER
WHY BS 8612?

Dry fix has come a long way since Redland invented it with our first dry verge patent in 1966. Simple, fast and cost-effective, it’s easy to see why the roofing industry has taken to dry fix in a big way.

Its popularity was boosted in 2014, when BS 5534 was revised. Intended to address the problem of failing mortar, and rising warranty payouts, the new standard insisted that even if mortar is used, ridges and hips must also be mechanically fixed.

Many housing developers and roofers saw dry fix as the way forward. Unfortunately, the increasing demand led to companies – often with little knowledge of the technology - rushing to launch new dry fix products. Systems and components of variable quality began to appear on the market.

BS 8612 addresses this problem by ensuring that all dry fixed ridge, hip and verge systems meet agreed standards.

It will mean that you can be confident that dry fix will continue to be a reliable, high-quality solution to ensuring weathertightness and durability in pitched roofs.

You can be further confident with Redland – we have a comprehensive range of dry fix ridges, hips and verges that meet and exceed the new product standard.
• BS 8612 Dry fixed ridge, hip and verge systems for slating and tiling is the first-ever British product standard for pitched roofing mortar-free dry fixed products.

• Many of the products have been on the UK market for decades but there has been no industry-wide agreed way of assessing their fitness for purpose. This is especially the case since BS 5534: 2014 was published in which dry verge products can be accepted as a fixing for perimeter roof tiles if they provide sufficient resistance to wind uplift. But there was no way to evaluate this before BS 8612.

• The first issue of the standard focuses on the mechanical resistance of the dry ridge, hip or verge products and introduces new tests to determine the mechanical resistance to wind load. The standard then describes how you can use this data to determine the suitability of the product for any given roofing project depending on the design wind exposure of the site and building. This information allows specifiers and contractors to make sure they select products that are fit for purpose for the design requirements of their roofing project.

• The standard also introduces a new test that evaluates the ability of dry verge products to shed water off the verge without staining the gable wall, which is an issue particularly for rendered walls.

• The standard sets out requirements for the specification of materials used to manufacture dry fix ridge, hip and verge products and their durability in exposure to UV light as well as the freeze-thaw and heat/humidity ageing for ridge-roll products.

• For ridge-roll products specifically, new tests now check the ability of the rolls to fit to the profile of roof tiles without breaking or splitting.

• Ventilation performance for ridge products must meet the requirements of BS 5250: 2011 and BS 5534: 2014.
Over a number of years, dry fix joints can result in unsightly streaking, which is particularly noticeable on rendered walls. BS 8612 means that verges must have the ability to take water away from the wall.

Why you don’t need to worry about BS 8612

Redland have been responsible for over fifty years of dry fix innovation. Ever since we produced our first-ever dry verge system in 1966 - the Redland continuous dry verge - we’ve been improving, innovating and testing.

Redland has set the standards for dry fix

Now, as BS 8612 is announced, we’re launching two new verges that not only meet the new standards, but exceed them. Our new Rapid DryVerge and DryVerge have already been tested beyond the requirements of the new legislation.

If they pass the Redland tests, they’ll meet BS 8612

At Redland, we wind test, stress test and age test. And we test the tests.

We were the first company to use a wind tunnel – originally adapted from a Hurricane engine – specifically for testing roofs. Now we have all kinds of torture tests lined up for our tiles, fittings and accessories.

We also invest in technical resources and use our unrivalled access to market-leading research to understand more about the British weather. So that roofers, specifiers and architects needn’t be concerned about it.

All Redland dry fix products have been tested in laboratory conditions that reproduce the worst that British weather could throw at them.

So you can have complete confidence in the Redland dry fix products that meet and exceed the requirements of the new BS 8612 standard.

Changes to BS 5534 sought to reduce the number of failing roofs (the NHBC saw claims against its 10-year Buildmark warranty exceed £12 million in 2011). Dry fix systems solve the problem of mortar failure but will only work well if the components are reliable and high quality. BS 8612 will help maintain high levels of performance.
RIDGEO SYSTEMS

**DryVent Ridge**
The DryVent Ridge System provides a continuous weather-tight high-level ventilation path and an exceptionally durable method of securing ridge tiles. Completely maintenance-free, provides a neat and attractive finish to the ridge line and delivers high resistance to storm damage.

**Continuous Ridge**
The Continuous Ridge System provides high-level ventilation with a traditional appearance, together with all the benefits of a dry fix solution. With Ridge-to-Ridge Seals that perfectly match the profile of the Redland ridge tiles, Continuous Ridge is up to 33% quicker to fit than a mortar-bedded ridge.

**DryVent Monoridge System**
The DryVent Monoridge System provides a continuous, weather-tight ventilation path from the roof void to the outside. Its neat and attractive finish is complemented by profile filler units bespoke to each tile type.

HIP SYSTEMS

**Dry Hip System**
Redland's Dry Hip System has delivered years of trouble-free service on tens of thousands of properties throughout the UK. With very high resistance to storm damage, the Dry Hip System provides a neat and attractive finish to the hip line.

**Continuous Hip System**
The Continuous Hip System provides a neat and attractive finish to the hip line on any Redland tile, is maintenance-free and has high resistance to storm damage. The Continuous Hip System is up to a third quicker to complete than traditional mortar-bedding.

...and quick and effective solution for hips AND ridges

**Uni-Vent Rapid Ridge/Hip**
Uni-Vent Rapid Ridge/Hip is a simple-to-install system providing a secure, dry fix solution for ridge and hip tiles. Its flexible Ridge-to-Ridge Seal is compatible with both Half Round and Universal Angle ridge tiles plus Third Round hip tiles and with one product for both ridges and hips, it makes life easy for roofers.
VERGE SYSTEMS

Cloaked Verge
By continuing the tiling over the gable end with a one-piece concrete tile, Cloaked Verge provides a neat finish to profiled verge tiles. The system is easy to lay as it simply interlocks with the next tile and has very high resistance to storm damage.

DryVerge
Made from ABS with a unique four point fixing system, DryVerge was specifically designed and engineered to meet and exceed the requirements of the new BS 8612 and give the greatest possible wind loading resistance. It’s easy to fit and its design creates an attractive streamlined roofline. Specially engineered drainage channels prevent roof streaking on gable ends.

Rapid DryVerge
Made from high-impact polystyrene, Rapid DryVerge has been particularly developed to meet the requirements of the new BS 8612. It fits together faster, so it’s even easier to fit and its unique design creates an attractive, streamlined roof. Specifically designed drainage channels prevent roof streaking and the four point fixing system gives it even greater wind loading resistance.

Ambi-Dry Verge II
Manufactured from uPVC, Ambi-Dry Verge II is the latest iteration of Redland’s best-selling Ambi-Dry Verge series. Designed to work specifically with Cambrian Slate or DuoPlain, Ambi-Dry Verge II builds on decades of proven performance and complies with BS 8612.

THE REDLAND SPECMASTER GUARANTEE

COMPLETE PEACE OF MIND FOR 15 YEARS

Not only do we prevent any worries about the new legislation, but Redland will avoid any worries for years to come.

Our completely free-of-charge SpecMaster service, with NBS-based clauses, gives specifiers everything they need to put a spec for a dry fix roofing system together, including every last clip and screw.

We then guarantee the design of the whole roof - from underlay to fixings - as well, against wind damage and rain ingress for fifteen whole years.

When we say complete peace of mind, we mean just that. No properly fixed Redland roof has yet failed by force of wind alone.

If the great British storms of 1987 and 1990 didn’t cause any problems for our customers, we don’t see why the new British Standard of 2018 should.

All Redland Dry fix systems - with the exception of Uni-Vent Rapid Ridge/Hip and Rapid DryVerge - can be used with our SpecMaster service.
For more information please go to www.redland.co.uk/BS8612
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