

Coating Specification for Built-up and Modified Roofing Systems

PART I - GENERAL

1.01 DESCRIPTION

- A. Work includes
 - 1. Applying white, reflective roof coating to an existing or recently installed BUR, SBS or APP roofing system.

1.02 REFERENCE STANDARDS

- A. American Society for Testing and Materials (ASTM)
ASTM D-6083 - Roof Coatings

1.03 QUALITY ASSURANCE

- A. Installer: Currently approved, in writing, by manufacturer of roofing system prior to award of roofing contract.

1.04 SUBMITTALS

- A. Manufacturer's recommended methods of installation and data to demonstrate compliance with specified requirements.
- B. Manufacturer's written confirmation that the specified system is eligible for the specified manufacturer's guarantee when installed by the roofing contractor.

1.05 DELIVERY, STORAGE & HANDLING

- A. Store coatings in a cool, dry area between 45 and 100°F.

PART II - PRODUCTS

2.01 MATERIALS

- A. Coating:
 - 1. General: Surface roofing system with white acrylic coating that conforms to ASTM D 6083
 - 2. Coating: TopGard® Base Coat, TopGard® 4000, TopGard® 5000

PART III - EXECUTION

3.01 COATING INSTALLATION

- A. Inspect surface of roofing membrane to make sure it is clean, sound, dry and free of any materials that would inhibit proper adhesion of the coating.
- B. Inspect all base flashings and restore/repair as necessary. This may include, but is not limited to, installing a 3-course over any open or suspect side laps, corners, scuppers or any other lap.
- C. Apply industrial cleaner (i.e., TSP - trisodium phosphate), diluted to a ratio of at least 10 parts water to 1 part cleaner, to the substrate at the rate of 150 to 200 square feet per gallon.

- D. Allow the solution to stand for approximately 5 minutes. Low areas and depressions in the substrate or any area containing excessive dirt or oils may require additional solution, or solution at a higher concentration.
- E. Scrub entire surface vigorously and completely using a stiff-bristled broom. Pay particular attention to low areas.
- F. Before the industrial cleaner dries, wash the surface thoroughly with clean water and repeat as required to remove all traces of the cleaning solution. Johns Manville does not recommend pressure washing the roofing system. However, should there be an instance where pressure washing is needed, care should be exercised so as not to damage roof seams. Do not spray against the seams. Keep pressure low to prevent damage to the membrane or seams.
- G. Allow substrate to dry completely prior to application of the coating system.
- H. Repair all cracks, voids, holes or other surface imperfections in the roof field. After allowing the repair areas to dry (normally at least 24 hours), the area can be coated with either TopGard Base or the first coat of TopGard 4000. Once dry, the second coat of coating can be applied.
- I. All blisters shall be cut, dried out, re-adhered and sealed with appropriate roof mastic. After allowing repair area to dry, apply the TopGard products as described in Section 3.01.K of this guide specification.
- J. Application of coating: apply 2 coats of TopGard product as follows:
- K. The first coat shall be sprayed or roller applied at the rate of 1½ gallons per 100 square feet.
 - 1. TopGard Base is used as a base coat when the roofing system is new and/or if ponding water is an issue. Once TopGard base has dried a coat of TopGard 5000 is then applied over the Base.
 - 2. TopGard 4000 is used when the new roofing system has had at least 90 days to cure.
- L. After thorough drying of the first coat (normally 4 to 12 hours), the second coat shall be applied using a cross hatch technique, at the rate of 1½ gallons per 100 square feet. Note: TopGard Base should always be covered with a coat of TopGard 5000. TopGard 4000 does not require the use of TopGard Base.
- M. All edges shall be cut in evenly in a uniform manner so as to provide an aesthetically pleasing appearance.
- N. Install coating on flashing as required. See Section 3.01 for coating installation guidelines.