UNIFLEX®
Fluid Applied Roofing Systems

UNIFLEX ELASTOMERIC COATING SYSTEM FOR POLYURETHANE FOAM

PART 1: GENERAL

1.01 Description of Work

A. This specification is for the application of UNIFLEX® products and should be used only as a general guide. Additional details and specific areas of repair are to be selected, modified or added, as necessary.

B. The coating system is designed to restore and protect Polyurethane Foam roofs from further degradation and extend the useful life of the roof.

C. Additional details and specific areas of repair are to be selected, modified, or added as necessary.

1.02 Quality Assurance

A. *Manufacturer Qualifications*: Manufacturer shall have been in the roof coating business a minimum of 20 years. Manufacturer must be ISO 9001:2008 Certified.

B. *Requirements of Regulatory Agencies*: Furnish and apply all roofing materials in accordance with all regulatory agencies and approved building codes.

C. *Contractor Qualifications*:

1. Contractor shall have business stability and own proper equipment to prepare and apply materials as described herein.
2. Contractor must provide proof of insurance including liability and workers' compensation certificates.
3. Contractor must be an approved UNIFLEX® Applicator for the specific project and Warranty Requirements. Systems warranties available only to UNIFLEX® Authorized Premier or Premier Elite Contractors.

1.03 Conformance Standards

A. Underwriters Laboratory (UL), Class A

B. FM Global approved

C. Miami-Dade

D. FBC – Florida Building Code

E. California Title 24

F. NSF P151

1.04 Submittals

A. Manufacturer's technical product data, literature, contractor drawings and certificates will be submitted.

1.05 Product Storage and Handling

A. Deliver materials in manufacturer's original unopened containers bearing manufacturer's original label.

B. Store and handle products in a manner ensuring no possibility of contamination.

C. Store materials at a minimum of 50°F prior to use.

1.06 Job Conditions

A. Environmental Requirements

1. Do not begin work if rain is expected within 24 hours of application. Do not apply if weather does not permit 4-6 hours dry time prior to rain, fog or temperatures below 50°F.
2. All surfaces to be coated must not pond water. Water that evaporates within 48 hours is not considered a pond.
3. All surfaces shall be clean, dry and structurally sound.

B. Protection and Coordination

1. Owner will occupy the premises during the entire project. Cooperate with Owner during construction operations to promote continued use of the facility.
2. Coordinate scheduling with the Owner in order to relocate or protect vehicles, building occupants, and building contents from damage during construction operations.

1.07 Warranty

A. Contact your UNIFLEX® Representative to discuss roof system warranty options.

PART 2: PRODUCTS

2.01 General

A. All coating systems must be products of UNIFLEX® Fluid Applied Roofing Systems.

1. UNIFLEX® Premium Elastomeric Coating is a 100% acrylic polymer coating utilizing a gray elastomeric and white elastomeric finish coat (refer to data sheets 41-300 and 41-320).

B. Repair Options

1. UNIFLEX® Acrylic Patching Cement (refer to product data sheet 41-220) reinforced with Polyester Fabric (refer to product data sheet 20-385).
2. UNIFLEX® Slope Builder is designed to build up low lying roof areas to eliminate water ponding. (Refer to data sheet OSLPBD)

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Rev. 06/123

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PART 2: PRODUCTS

2.02 Roof Coating System

A. Approved Manufacturer

B. Approved Coating: UNIFLEX Elastomeric Roof Coating

Vehicle Base	100% Acrylic Resin
Elongation/Tensile @ 77°F	
Initial Elongation	180%
Tensile Strength	240 psi
1000 Hrs. Xenon Arc	130%@73°F
Solids by weight	67 ± 2%
Solids by volume	52 ± 2%
Permeance (ASTM D1653)	4 perms
Initial Solar Reflectance	0.86
Initial Thermal Emittance	0.91
SRI	108

PART 3: EXECUTION

3.01 Inspection

A. *General Requirements*: Inspect roof surface prior to application. Surface must be:
1. Clean, dry and structurally sound.
2. Free of ponding water.

B. *Contaminants*:
1. Any discharge of fumes or possible contaminants must be noted.
2. **Contact UNIFLEX® to determine if fumes or matter being exhausted will interfere with adhesion. NOTE:** Slope of roof area must not be less than ¼" per foot.

C. New Polyurethane Foam
1. Allow foam to set according to manufacturer's instructions. The foam should be allowed to set for a minimum of two (2) hours prior to applying coating.

D. Existing Polyurethane Foam
1. Carefully examine the entire roof surface for wet foam, ponding water and suspected leak areas.

3.02 Preparation of Substrate

A. New Polyurethane Foam
1. If the foam is exposed for an extended period of time, a fine powder (resulting from the oxidation process) will occur. This fine powder will appear on the roof surface. Should this oxidation occur, brush surface with a stiff bristle broom, mechanically scarify or sand to remove powder from the roof surface.

B. Existing Polyurethane Foam
1. Power wash using a minimum 2,000 psi to remove chalk, debris and loose coating.
2. Correct all ponding water conditions by installing roof drains or building up areas with foam or UNIFLEX® Slope Builder.
3. Cut out all saturated foam areas. Build up those areas with Instafoam or equivalent. Allow to cure per foam manufacturer's recommendations.
4. Apply Acrylic Patching Cement at a rate of 60 lineal feet per gallon (50 sq. ft. per gallon) per application to all flashing details, protrusions, skylights, vents and the perimeter of any foam patches. Embed Polyester Fabric (6') and apply second application of Acrylic Patching Cement at 60 lineal feet per gallon (50 sq. ft. per gallon), achieving a coverage rate of 30 lineal feet per gallon (25 sq. ft. per gallon). Cracks exceeding $\frac{1}{16}$" must also be fabric reinforced, extending the cement at least 2" beyond each side of the fabric.

C. Tighten or re-secure all terminations and assure all termination bars and reglets are properly caulked using Sherwin-Williams Stampede 1 caulk.

D. In low lying areas, around drains or other areas where potential water accumulation is possible, apply Gray Elastomeric at the rate of 2 gallons per 100 sq. ft. Embed 40” Polyester Fabric into wet coating and immediately apply a second coat of Gray Elastomeric on top of the fabric at the rate of 1 gallon per 100 sq. ft. Coating must extend a minimum of 2” beyond the edge of the fabric. If reinforcing wider areas, overlap fabric a minimum of 3”.

E. Drain detail:Remove strainer and ring. Embed UNIFLEX® Polyester Fabric into Gray Elastomeric extending a minimum of 12” around perimeter.

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PART 3: EXECUTION

3.03 Application

A. General

1. Inspect preliminary work relating to substrate to ensure all preparatory work is completed properly.

B. Application Method

1. Apply using airless spray equipment (recommended air pressure of 2,800 psi at the tip).
   a. Spray Tip: Reversible, self-cleaning tip without diffuser pin. Size between .033" with a fan angle of 60° (ex: 633).
   b. Hose Size: At 300' total hose length, use 250' of ¾" → 50' of ½" → 10' swivel whip end ⅜"" hose.
   c. General: The longer the hose, the smaller the tip orifice size.
2. Soft brushes or a ¾" nap roller may be used. May require multiple coats to achieve proper coverage rates.
3. Allow a minimum of 24 hours between coats to cure prior to recoating.

C. Application Rate

1. New Polyurethane Foam
   a. The first coat must be applied the same day the polyurethane foam was installed. Refer to foam manufacturer for specific recommendations.
   b. Apply UNIFLEX® Premium Gray Elastomeric at 1.5 gallons per 100 sq. ft. (24 wet mils). Elastomeric should be applied at a minimum 1" above all foam parapets and any other protrusions. Allow 24 hours prior to the application of the finish coat.
   c. Inspect roof after 24 hours have elapsed to ensure roof surface is clean and free of defects. If, due to weather conditions, several days elapse before applying the white finish coat, cleaning is recommended. Apply white finish coat at 1.5 gallons per 100 sq. ft. (24 wet mils) perpendicular to the base coat.
2. Existing Polyurethane Foam
   a. 10 Year Warranty: Apply Premium Gray Elastomeric at 1.5 gallons per 100 sq. ft. (24 wet mils).
   b. Apply Premium White Elastomeric Finish Coat at 1.5 gallons per 100 sq. ft. (24 wet mils) perpendicular to the base coat.
   c. 15 Year Warranty: Apply a third coat of the UNIFLEX® Premium Elastomeric at a rate of 1 gal/100 sq.ft.

Fabric Embedded Systems: Refer to appropriate Fabric Embedded System Specification.

D. Optional: Walkway/Traffic Areas

1. Apply UNIFLEX® Gray Elastomeric (41-320) at a rate of 1 gal/100 sq. ft., broadcast granules into wet coating.

NOTE: The application rates recommended are intended as minimum. Coating requirements are more accurately computed by determining the porosity of the foam. Application rates can vary from 1 - 2 gallons per 100 square feet, per application.

E. Clean Up

1. Keep brushes in a pail of water when not in use. Brushes and other equipment can be cleaned with soap and water while still wet.