

**SECTION 07 56 00**

**UNIFLEX SILICONE ROOF COATING SYSTEM GUIDE SPECIFICATION FOR  
SINGLE PLY RESTORATION (EPDM/TPO/PVC)**

PART 1 – GENERAL

1.1 DESCRIPTION

- A. This specification details the restoration of existing Single Ply Roofing (EPDM/TPO/PVC) using Uniflex® Silicone roof coating system.
- B. Instructions on the Manufacturer's Product Data Sheets are to be considered part of these Specifications and should be followed in any performance of the work.

1.2 RELATED WORK

- A. Drawings and general provisions of the contract, including General and Supplementary Conditions and other Division 01 Specifications, apply to this section.
- B. Contractor shall review all sections of the project specifications to determine items of work that may interface with the application of the roof coating system. Compliance with applicable building codes shall be assured by the specifier or engineer, while coordination and execution of related sections shall be the responsibility of the Contractor.

1.3 REFERENCES (Approvals vary by substrate)

- A. ASTM D 6694
- B. Miami-Dade
- C. UL Class A
- D. NSF P151
- E. FM Global Approved

1.4 REVIEW / SUBMITTALS

- A. Prior to bid, all project specifications, details, submittals, photographs, inspection reports and existing substrate conditions shall be provided to Manufacturer for review and pre-application warranty approval.
- B. At the time of bidding, the Contractor shall submit to the Owner the following:
  - 1. A certificate or letter from the Manufacturer approving the Contractor in good standing for application of the Manufacturer's products and systems at the time of the work.
  - 2. Provide cured sample of products to be installed.
  - 3. The Manufacturer's standard details and approved shop drawings for the coating system.
  - 4. Product and Material Safety Data Sheets for each product indicated in this Specification.
  - 5. Sample copy of Manufacturer's warranty to be issued upon successful completion of the project.
  - 6. Sample copy of the Contractor's warranty.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Manufacturer shall have a minimum of 20 years' experience manufacturing roof coatings and be ISO 9001:2008 Certified.
- B. Products listed herein shall be provided by a single manufacturer or approved by the primary roofing Manufacturer for compatibility.
- C. Contractor represents and warrants that it is experienced in and qualified to perform the work described herein and can provide the necessary equipment, supervision, and trained workforce capable of completing the work in a safe, prompt, diligent, professional, and workmanlike manner and in accordance with all federal, state and local laws, rules and regulations, this Specification and good roofing practice.
- D. Contractor shall be thoroughly familiar with all codes, regulations and standards governing the work to be performed and shall provide written proof of all required licenses and permits prior to project commencement.
- E. Contractor shall be approved by Manufacturer for application of Manufacturer's products and systems and in good standing at the time of the work and shall coordinate with Manufacturer prior to bidding and commencement of work regarding any Manufacturer's warranty to be issued upon successful completion of the project.
- F. Contractor shall inspect the project to examine the actual job and site conditions and must be familiar with local conditions and all things required to complete the work that will have a bearing on its costs and completion.

- G. All substrates must be peel tested for adhesion strength and those results provided to Manufacturer prior to application of the coating system.
- H. Contractor is responsible for ensuring a trained foreman is onsite during the application of the coating system and any related work. A daily log of application activities and environmental conditions shall be maintained and available on-site with copies of specification, TDS, and MSDS. A copy of the activity log shall be submitted to Manufacturer upon completion of project.
- I. Contractor shall check wet film thickness during application of the coatings to ensure achievement of required coverage rates.
- J. In the event Contractor finds that performance or completion of the work will be delayed for any reason, Contractor shall notify the Owner, the Owner's Representative and Manufacturer in writing as soon as possible.
- K. There shall be no deviations made from the Specifications unless submitted in writing by the Contractor and approved in writing by the Specifier, Owner, and Manufacturer.

#### 1.6 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Products shall be delivered to jobsite in Manufacturer's original unopened and undamaged containers bearing Manufacturer's original labels. Package labels must be clearly visible on pallets. Verify products are within Manufacturer's recommended shelf life.
- B. Store all products in a dry, well ventilated, weather tight location at temperatures between 50° F and 99° F. Do not store products at higher temperatures or in direct sunlight. Protect all products from freezing or other damage during transit, handling and storage. Store and handle products in a manner that will ensure there is no possibility of contamination. Keep lids tightly sealed when not in use. Do not stack pallets more than two (2) high. If these storage conditions are not possible, special consideration in storage must be taken.
- C. Do not subject existing roof to unnecessary loading of stockpiled products or other materials.
- D. Record batch numbers in daily project activity log. Submit to Manufacturer upon project completion.
- E. Store and dispose of all products and materials used on the project in accordance with all federal, state, and local requirements for the proper handling and disposal of such products and materials.

#### 1.7 PROJECT CONDITIONS

- A. Condition of Existing Substrate:
  - 1. The Owner, Owner's Representative and Contractor shall thoroughly inspect and determine the condition of the roof system and substrate to be coated, and the suitability of the roof system for the application and performance of the coating system.
  - 2. All surfaces and substrates which are to be coated must be properly prepared, clean, dry, structurally sound, and free from any moisture, dirt, contaminants, or any other conditions which may interfere with the application and performance of the coating system. Contractor shall approve the condition of the roof system and substrate prior to application of the roof coating system.
  - 3. Wet insulation and any deteriorated or damaged decking or other materials must be removed and replaced before application of the coating system.
  - 4. The roof coating shall have good resistance to ponding water. However, areas of prolonged ponding water may, depending on environmental conditions, require additional inspection and maintenance (including cleaning and re-coating) during the warranty period. The NRCA recommends that all roofs be designed and built to have positive drainage. Any questions or concerns about deck deflection as a result of ponding water conditions shall be directed to a competent and properly licensed design professional.
  - 5. If any unusual, unexpected, or concealed conditions are discovered at any time prior to or during the work, the Contractor shall stop work immediately and notify the Owner, Owner's Representative and Manufacturer in writing as soon as possible.
- B. Protection and Coordination:
  - 1. Owner will occupy the premises during the work. Contractor will cooperate with the Owner to allow for the continued use of the facilities during the work.
  - 2. Contractor shall coordinate scheduling with the Owner to relocate or protect vehicles, building occupants, building contents and unrelated work from damage.
  - 3. Site cleanup during and after completion of the work shall be completed to Owner's reasonable satisfaction.

## 1.8 WEATHER AND SURFACE TEMPERATURE

- A. Contractor shall proceed with roofing work only when the existing and forecasted weather conditions and surface temperatures will permit work to be performed in accordance with Manufacturer's recommendations and good roofing practice, including:
  - 1. Ambient air temperature must be 40°F and rising, but not above 120°F during the entire application and curing process.
  - 2. Surface temperatures must be between 40°F and 140°F during application. If surface temperatures exceed 140°F during application, wait for roof to cool.
  - 3. Never apply coating to a wet or damp surface. Roof surface must be free from any moisture with no precipitation in the forecast until coating is dry. Do not apply coating if weather does not permit 4-6 hours of dry time prior to precipitation. Low humidity, low temperatures, cloud cover and calm air will slow the dry time.
  - 4. Extra precaution is needed when applying material in windy conditions. Never spray material when excessive wind conditions exist. Contractor should monitor wind condition to prevent over-spray. If winds become excessive, spraying should stop.

## 1.9 PRE-APPLICATION CONFERENCE

- A. Prior to scheduled commencement of the coating application and any related work, Contractor shall conduct a meeting on the roof with the Architect, Owner, Manufacturer, and any other persons directly involved with the performance of the work. The Contractor shall record conference discussions to include decisions, agreements, and open issues and furnish copies of recorded discussions to each attending party. The primary purpose of the meeting is to review methods and procedures related to the roofing work and Special Owner requirements.
- B. All parties shall view representative areas of the roofing substrate and discuss conditions of the substrate, penetrations, and any other work to be completed prior to application of the coating system.
- C. Review roofing system requirements, specifications, detail drawings, Contract Documents and required submittals, both completed and in progress.
- D. Review and finalize the construction schedule related to roofing work, and verify availability of materials, Contractor's personnel, equipment, and facilities needed to consistently make progress and avoid delays.
- E. Review results from Contractor's inspections, adhesion, and non-destructive testing.
- F. Review forecasted weather conditions expected. Establish procedures for coping with unfavorable conditions, including the possibility of temporary roofing work.

## 1.10 WARRANTY

- A. Project warranties beyond those found on Product Data Sheets require Manufacturer approval prior to job commencement. Any warranties for the project must be submitted and accepted by the Owner at the time of contract award. Please contact Manufacturer for any requirements and associated costs or fees which may be associated with warranty issuance. Recommendations and requirements are subject to change from project to project based on existing conditions.
- B. Manufacturer may issue to the Building Owner either (a) Materials Warranty or (b) Full Systems Warranty, as may be agreed to at time of contract award. Any warranties issued shall be for the coating application only and shall not provide coverage for the existing roofing system, including the substrate or structural deck. Any presence by Manufacturer personnel on the project does not provide any additional coverage beyond that stated in the applicable warranty.
- C. The Contractor may provide the Owner with a workmanship warranty as may be agreed to by the Contractor at time of contract award.

## 1.11 REGULATORY AND SAFETY

- A. Contractor will perform all work in a safe, professional, timely and workmanlike manner and in accordance with all federal, state, and local laws, rules and regulations related to the work to be performed hereunder, the Specifications and good roofing practice.
- B. Contractor shall be thoroughly familiar with all codes, regulations and standards governing the work to be performed and shall provide written proof of all required licenses and permits prior to project commencement.

- C. Contractor shall establish and enforce a safety program for its work and employees which meets or exceeds all federal, state, and local laws, rules, and regulations, including proper fall protection and all other applicable requirements of the Occupational Safety and Health Act of 1970 (OSHA), and all other requirements which may be necessary for the safety of its employees, Owner and the public.

## PART 2 – PRODUCTS

### 2.1 GENERAL

Products other than those described in Part 2 may be submitted for review and acceptance by Manufacturer. Manufacturer's review shall be for compatibility purposes only with Manufacturer's products. The specifications and application instructions for products not supplied by Manufacturer must be reviewed by the Owner and/or Owner's Representative for final approval and use on the project. Manufacturer will not provide any warranty coverage for products other than those supplied by the specified Manufacturer.

### 2.2 ACCEPTABLE MANUFACTURERS

- A. Uniflex Fluid Applied Roofing Systems, 101 W. Prospect Avenue, Cleveland, Ohio 44115
- B. Contact the Uniflex Technical Department at [uniflex.technical@sherwin.com](mailto:uniflex.technical@sherwin.com) with any questions and for a complete list of approved products.

### 2.3 COMPONENTS

- A. Silicone Roof Coating: (Choose One)
  - 1. Uniflex® 44-300 WHITE
  - 2. Uniflex® 44-600 WHITE
- B. Primer:
  - 1. Uniflex® 38-620 Bond-it Wash Primer
- C. Sealant
  - 1. Uniflex® OneFlash Sealant 51-920-Gray
  - 2. Uniflex® OneFlash Sealant 51-921-White
  - 3. Uniflex® MS Hybrid Roofing Sealant 58-310- Black
- D. Granules:
  - 1. Torginol 25-A Grade Angular Resin Quartz granules

## PART 3 – EXECUTION

### 3.1 INSPECTION AND TESTING

- A. All roof system areas shall be inspected for moisture in accordance with the guidelines of the Standard Practices for Moisture Surveying of Roofing and Waterproofing Systems by a person qualified and certified to provide proper interpretation of non-destructive moisture survey data.
- B. Based on inspection and testing, a roof plan shall be made to show all areas of water intrusion, ponding water, wet insulation, and any deteriorated or damaged decking or other materials.
- C. Contractor shall verify a minimum roof slope of 1/4 inch per foot and that all roof drains are clean and in good working order.
- D. Prior to application of the coating system, Contractor shall perform adhesion testing over substrates including previously coated and non-coated roof membranes. Contractor shall follow ASTM D4541 for approved field adhesion testing.
- E. If any unusual, unexpected, or concealed conditions are discovered at any time prior to or during the work, the Contractor shall stop work immediately and notify the Owner, Owner's Representative and Manufacturer in writing as soon as possible.

### 3.2 PREPARATION

- A. After inspection and testing, the Contractor shall make all necessary repairs to the roofing system. Contractor shall not proceed with application of the coating system until all repairs have been made and any unsatisfactory conditions have been corrected, including any repairs which may be recommended by the Manufacturer or any design professional. Preparation of the roof substrate is the responsibility of the Contractor.
- B. Contractor shall remove and replace any wet insulation and deteriorated or damaged decking or other materials with like kind or better-quality materials.
- C. Prior to power washing, Contractor shall repair all splits, open seams, tears, cuts and blisters in the membrane and flashings, and any other conditions affecting the water tightness of the roof. The membrane must be made sound and watertight. All repairs shall be made in accordance with NRCA guidelines and good roofing practice. Upon written request, Manufacturer can provide additional repair details.
- D. Any mechanical equipment and roof penetrations including stacks, vents and pipes must be securely installed, properly sealed, and made completely watertight, and any abandoned pipes and vent stacks shall be removed, and holes filled in and roofed with like decking, insulation, and membrane, all in accordance with NRCA guidelines and good roofing practice. Upon written request, Manufacturer can provide additional repair details.
- E. All roof curbs and parapet walls shall be properly sealed and waterproofed in accordance with NRCA guidelines and good roofing practice. Upon written request, Manufacturer can provide additional repair details.
- F. Pitch Pans: Remove one (1) inch of existing pitch pan material, fill and trowel to create a slight slope with Uniflex 51-920 Roofing Sealant.
- G. Contractor shall secure and seal all loose metal in accordance with NRCA guidelines and good roofing practice. Upon written request, Manufacturer can provide additional repair details.
- H. All skylights must be sealed and made watertight in accordance with NRCA guidelines and good roofing practice. Upon written request, Manufacturer can provide additional repair details.
- I. Surface Cleaning:
  - 1. Contractor shall first remove any dirt or debris from the roof by using a broom or air broom.
  - 2. After brooming and prior to power washing, Contractor shall re-inspect the roof surface and flashings for any splits, open seams, tears, cuts and blisters in membrane and any other conditions affecting the water tightness of the roof. The membrane shall be repaired so water is not injected into the membrane during the cleaning process.
  - 3. EPDM membranes may require Uniflex Bond it Wash Primer to remove carbon black residue based on adhesion test results.
  - 4. The roof shall be power washed using a power washer with greater than 2,000psi. The Contractor shall take caution not to inject water into the roofing substrate.
  - 5. Any areas of algae, mildew or fungus on the roof membrane or the existing coating shall be treated with a tri-sodium phosphate (TSP) or equivalent non-filming detergent and water solution.
  - 6. Clear water rinse until all cleaning residue is removed.
  - 7. After cleaning and rinsing the roof, Contractor should ensure that no dirt, debris, or contaminants are present that may interfere with proper adhesion of the coating system.
  - 8. Contractor shall allow 24-48 hours for complete drying before application of the coating system.
  - 9. All substrates must be dry and in accordance with Roof Coating Manufacturer's published literature prior to installation of roof coating. It is the responsibility of the building owner or their representative to ensure substrate is dry and in acceptable condition for the application of a roof coating.
- J. Field Seams:
  - 1. Inspect and seal all field seams with Uniflex 58-310 lap sealant.
- K. Curbs, Stacks and other penetrations
  - 1. Inspect and seal all flashings with Uniflex 58-310 lap sealant.
  - 2. Using a stiff bristled brush or sealant knife apply OneFlash sealant at one-sixteenth (1/16) inch thick (60 wet mils) extending three (3) inches on horizontal and three (3) inches up vertical surface ensuring a smooth and continuous watertight finish.
- L. Parapet Walls and other termination points
  - 1. Inspect and seal all existing base flashings or metal edge flashings with Uniflex 58-310 lap sealant.
  - 2. Inspect all sealants at counter flashings and replace as needed.

- M. Wood Blocking:
  - 1. Contractor shall inspect and replace any deteriorated or damaged wood blocking or sleepers in accordance with NRCA guidelines and good roofing practice. Wood blocking or sleepers shall be raised to allow the coating system to be installed in a continuous monolithic manner.
- N. Existing Walk pads
  - 1. Existing walk pads shall be removed to allow the coating system to be installed in a continuous monolithic manner.
- O. Expansion Joints and Control Joints:
  - 1. Use curb flashing repair methods on the joint curbs only. Do not coat expansion or control joints with curb flashing materials. If existing expansion joint materials are repairable use materials and methods recommended by the original manufacturer of the joint. Replace the joint if deteriorated with a new expansion joint system, which will counter flash the UNIFLEX base flashing. Please contact manufacturer for full details and requirements for warranted jobs.

### 3.3 COATING SYSTEM APPLICATION

- A. General:
  - 1. Surface preparation is critical prior to application of the coating system. Contractor shall ensure that all surfaces and substrates which are to be coated have been properly prepared and are clean, dry, structurally sound, and free from any moisture, dirt, contaminants, or any other conditions which may interfere with the application and performance of the coating system.
- B. Protection and Start-Up Procedures:
  - 1. Contractor shall only apply coating when the existing or forecasted weather conditions and surface temperatures will permit work to be performed as described in Section 1.8.
  - 2. Owner shall be notified of start times so that fresh air intakes may be closed, sealed off or adequately protected and HVAC units shut down.
  - 3. If Contractor is spray applying the coating system, Contractor shall post notices a minimum of 48 hours around building and parking lots prior to any spraying.
  - 4. Contractor shall protect unrelated work and adjacent surfaces from overspray or spillage by using masking tape, plastic/paper sheets, stretch wrap, tarps or plywood, or some other material.
  - 5. Contractor shall remove drain screens and seal the drainpipe to prevent plugging of drain during the coating operation and shall unplug drains and reinstall screens after spray operation has been completed.
  - 6. Contractor shall follow all of Manufacturer's mixing instructions for the products prior to application.
- C. Application Methods:
  - 1. Roller: Minimum  $\frac{3}{4}$ " nap roller recommended.
  - 2. Spray: Airless spray equipment with a recommended minimum air pressure of 5000 psi at the tip and a tip size of .031-.035 (e.g..635 tip) is recommended for best results.
  - 3. Contractor shall frequently verify correct mil thickness using a standard wet mil gauge during application of the coating.
  - 4. During application of the coating, Contractor will look for and correct any pinholes, blisters or conditions which may affect the performance of the roof coating.
- D. Application of Roof Coating:
  - 1. Apply UNIFLEX® Silicone 44 White at: (May require multiple coats to achieve stated DFT)
    - a. Ten (10) year UNIGUARD Warranty:  
Apply one (1) layer of primary roof coating at one and a half (1.5) gallons per 100 sq. ft. [Twenty-four wet mils; Twenty-two (22) mils DFT].
    - b. Fifteen (15) year UNIGUARD Warranty:  
Apply one (1) layer of primary roof coating at two (2.0) gallons per 100 sq. ft. [Thirty-two (32) wet mils; Thirty (30) mils DFT].
    - c. Twenty (20) year UNIGUARD Warranty:  
Apply one (1) layer of primary roof coating at two and a half (2.5) gallons per 100 sq. ft. [Forty (40) wet mils; Thirty-seven (37) mils DFT].
- E. Walkways: (Optional Granular)
  - 1. Prior to walkway surfacing allow for roof to cure for a minimum of 24hrs.
  - 2. Apply additional roof coating at a minimum of one (1) gallon per square; Sixteen (16) wet mils.
  - 3. Apply roof granules uniformly into wet roof coating at a rate of 25 pounds per 100 square feet.
  - 4. Allow roof coating to dry.
  - 5. Remove loose particles to avoid clogging drains.



- F. Traffic areas:
  - 1. Cured coating can be slippery. Limit pedestrian traffic to designated walkways.
- G. Repairs:
  - 1. Install one (1) coat of Uniflex silicone roof coating at minimum Twenty (24) wet mills extending four (4) inches on each side of repair area to meet desired system DFT

### 3.4 FIELD QUALITY CONTROL

- A. Limit traffic on coated surfaces for a minimum of two (2) days.
- B. Final Observation and Verification:
  - 1. Contractor shall contact Uniflex for warranty issuance requirements and to schedule the final inspection.
  - 2. Prior to demobilization from the site, a final inspection of the roof coating system shall be carried out by the Owner's Representative, Contractor, and Uniflex Field Technical Representative. Inspection by Uniflex is required for issuance of the final project warranty. Any inspection by Uniflex is for Uniflex warranty purposes only and shall not constitute acceptance of or responsibility for any improper workmanship by Contractor.
  - 3. Any defects and non-compliance with the Specifications, Product Data Sheets or recommendations of Uniflex shall be itemized in a punch list. These items must be corrected by the Contractor to the satisfaction of the Owner and Uniflex prior to demobilization. Failure to satisfactorily complete punch list items will result in non-issuance of the project warranty.
  - 4. Any areas of insufficient coating thickness will require recoating by Contractor.
  - 5. The roof coating system must be fully adhered to the roof substrate. Any voids left under the system must be corrected.
  - 6. All work for Uniflex warranty must be completed using Uniflex materials. Material invoices must be submitted to Uniflex to verify products installed.
  - 7. To maintain warranty eligibility and coverage, Owner must follow all inspection and maintenance requirements described in the Uniflex Owner's Packet.

### 3.5 JOB SITE CLEAN UP

- A. Remove masking and protection.
- B. Notify Owner project is complete, so HVAC vents can be opened, and units restarted.
- C. Remove all roofing related trash and debris from jobsite and dispose of all such materials in accordance with all federal, state, and local requirements for the proper handling and disposal of such materials.

**Uniflex does not practice or provide any architecture or engineering services. If an Owner has a need for architectural or engineering services in relation to the project, the Owner should obtain the services of a competent and properly licensed architect or structural engineer. Neither Uniflex nor its employees offer any opinion or make any representation or warranty, and expressly disclaims any opinion, representation or warranty, on the strength or soundness of the structure, including the roof deck. Any inspections of the roofing system by Uniflex or its employees are for suitability of the substrate for roof coating application and for warranty issuance purposes only.**

**END OF SECTION**