SECTION 07 00.00

SESCO Si750 SILICONE ROOF RESTORATION SYSTEM FOR (EPDM) ETHYLENE PROPYLENE DIENE MONOMER ROOFING SYSTEMS

PART 1 - GENERAL

1.1 DESCRIPTION

This section establishes requirements for restoring existing ethylene propylene diene monomer (EPDM) roofing systems through the application of a high-solids silicone roof coating system.

The roof restoration system is intended to:

1. Extend the service life of existing roofing assemblies.
2. Protect single ply membranes from ultraviolet degradation.
3. Provide a seamless weather-resistant surface.
4. Improve solar reflectivity and reduce roof surface temperatures.
5. Prevent roof replacement when the existing roof remains structurally sound.

1.2 ROOF ELIGIBILITY

The roof coating system may be installed over:

1. Non-reinforced EPDM membranes.
2. Reinforced EPDM membranes.

The system shall not be installed over:

1. Ballasted EPDM assemblies.
2. Roof assemblies containing wet insulation.
3. Roofs exhibiting widespread membrane failure.
4. Roofs with structural deficiencies.

1.3 DESIGN CONSIDERATIONS

The silicone coating system is intended for roofs exhibiting normal weathering and aging. Prior to restoration, the roofing assembly shall be evaluated to verify that:

1. The substrate is dry and stable.
2. Existing membranes remain securely attached.
3. Structural components remain serviceable.
4. Positive drainage is recommended. Roof areas exhibiting chronic standing water shall be reviewed before installation.

1.4 ADHESION VERIFICATION

Representative adhesion testing shall be performed before installation of the roofing system. Testing shall verify compatibility of the existing substrate with all restoration materials. Test results should be a minimum of 2lbs per lineal inch of fabric width.

1.5 RELATED WORK

Coordinate work under this section with:

a) Roof insulation
b) Sheet metal flashings

c) Roof accessories
d) Mechanical curbs
e) Roof drains
f) Equipment supports
g) Penetrations and pipe flashings

1.6 SUBMITTALS

A. **Product Data:**
Submit manufacturer's standard submittal package including specification, installation instructions, and general information for each waterproofing material.

B. **Applicator Qualifications:**
Applicator Qualifications: The applicator shall be approved by SESCO Roofing Products. The manufacturer's written verification of applicator approval is required.

C. **Substrate Conditions:**
1. Applicator to present to owner a completed inspection report verifying substrate condition and any noted defects not specifically addressed regarding the installation of the coating.
2. Surface shall be free from loose dirt, stone, debris, moisture, and shall be in stable condition. Any work on the area to receive this application shall be completed prior to the installation of the coating.
3. Applicator shall complete a substrate inspection prior to the start of the installation of the coating. The architect/owner and applicator shall accept the substrate. Start of the work constitutes acceptance.

1.7 QUALIFICATIONS

A. Products shall be supplied by a single manufacturer and designed to function as a complete roof restoration system. Manufacturer shall have been in business for (20) years.

B. Applicators shall have a minimum of five (5) years' experience and 1 million square feet in the application of waterproofing materials of the type specified. The applicator shall possess a current Letter of Good Standing from the specified waterproofing manufacturer.

C. **Mandatory Pre-bid Conference:** Ten (10) working days prior to the bid opening there is to be a mandatory Pre-Bid Conference. Those not attending the Pre-Bid Conference will not be allowed to bid the project. All products considered equal to the specified product or any changes in the scope of work, installation, or specifications must be presented at the Pre-Bid Conference. If a change in the specifications is accepted, it will be considered as an alternate and will be presented as a bid addendum issued five (5) working days prior to the bid opening. No other changes to the specification or bid documents will be accepted.

D. Materials other than those specified shall be submitted to the architect/owner for approval no later than ten (10) days prior to the bid date. In requesting prior approval, it shall be necessary to submit: 1. A letter of certification, signed by an officer of the manufacturer, stating that the alternate material is equal to or better than the specified product. 2. Independent laboratory test data giving physical property values in comparison to the specified material.

E. **Pre-Installation Conference:** Just prior to the commencement of the installation, meet at the jobsite with a representative of the coating manufacturer, applicator, general contractor, architect, and other parties affected by this section. Review the methods and procedures, substrate conditions, scheduling, and safety.

1.8 DELIVERY, STORAGE, AND HANDLING

1. Deliver materials in original unopened containers bearing manufacturer identification.
2. Store materials in accordance with published manufacturer requirements.

3. Protect products from freezing temperatures, excessive heat, moisture, and contamination.

1.9 WARRANTY

A. Manufacturer warrants that the material supplied will meet or exceed physical properties as published. The Applicator guarantees that workmanship will be free of defects in coating application. Since performance of previously applied coatings is beyond the control of Manufacturer and Applicator, requests for additional warranty coverage shall be subject to prior approval by Manufacturer.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

ACCEPTABLE MANUFACTURERS- SESCO Roofing Products, SESCOROOF.COM

2.2 MATERIALS

A. **ROOF CLEANER**
SESCO ROOF Pr325

B. **FLASHING**
SESCO ROOF Si790 MASTIC

C. **POLYESTER MESH**
SESCO POLYESTER REINFORCING MESH

D. **SILICONE ROOF MEMBRANE**
SESCO ROOF Si750 ROOF MEMBRANE

Minimum Physical Properties

Physical Property	Typical Value	Test Method
Solids by Weight	98%	ASTM D 1644
Solids by Volume	96%	ASTM D 2697
Tensile Strength	220 PSI	ASTM D 2370
Elongation	275%	ASTM D 2370
SRI	110	ASTM E1980
VOC	<45 g/l	EPA Method 24
Permeance	6.0 Perms	ASTM E 96

PART 3 - EXECUTION

3.1 EXAMINATION

A. A moisture survey is strongly recommended to identify and wet roofing materials. All wet roofing materials must be removed and replaced.
B. Inspect surfaces that will receive the coating system to make sure they are clean, smooth, sound, properly prepared, and free of moisture, dirt, debris, or other contamination.
C. Verify that all roof penetrations, mechanical equipment, cants, edge metal, and other on-roof items are in place and secure.
D. Verify that all critical areas around the immediate vicinity of the spray area are suitably protected.
E. Verify that all roof drains are clean and in working order by means of a water test.

F. Verify that all air conditioning and air intake vents are suitably protected or closed.

3.2 SURFACE PREPARATION

Cleaning

A. Remove all heavy deposits of dirt, leaves, and other debris from the roof using a stiff broom or air broom. After cleaning, inspect the entire roof surface and all flashings for open seams, tears, cuts, punctures, and any other defects, including damage that may have occurred during the inspection or cleaning process. Repair all identified defects using compatible materials and methods recommended by the manufacturer to prevent water intrusion into the roofing system during cleaning.

B. Once the roof has dried following the preliminary cleaning, apply **Pr325 Roof Cleaner at 500 square feet per gallon**. It is recommended to apply with equipment such as a Hudson-style agricultural sprayer, or airless spray unit. Allow the cleaner to remain on the surface for **10 to 15 minutes**. To prevent the solution from drying, periodically apply a light water mist as needed. During this time, gently scrub heavily contaminated areas with a broom or brush to loosen embedded dirt and debris. Avoid allowing contaminants to accumulate in low spots on the roof. Clean the surface by power washing using equipment capable of producing a minimum pressure of **3,000 PSI**. Begin rinsing at the highest section of the roof and progress toward the lowest point, continuing until all cleaner residue and foam have been completely removed. On low-slope roofs, rinse away from roof drains first and then work back toward them. Keep the roof surface wet throughout the cleaning process to ensure all **Pr325 Roof Cleaner** residue and contaminants are thoroughly rinsed away. Upon completion, inspect the roof and verify that no dirt, debris, or other foreign materials remain on the surface.

> NOTE: Multiple applications of **Pr325 Roof Cleaner** may be necessary to achieve necessary cleanliness to achieve specified adhesion. This can be confirmed by performing multiple adhesion tests to confirm results.

C. Cleaning methods shall not damage the existing roofing membrane or inject water into existing system.

E. Areas containing mildew, algae, or fungus shall be treated and cleaned prior to coating.

3.3 Installation

The roofing system shall be installed in accordance with the manufacturer's published requirements and with support from the manufacturer's technical team. Contractors are encouraged to consult Technical Services for guidance on application procedures, substrate conditions, and project-specific recommendations.

A. **Repairs Of Existing Wet/Deteriorated Insulation**

1. Remove all insulation that shows signs of moisture intrusion, delamination, distortion, or structural deterioration. Extend removal to the roof deck as required, replace with compatible materials, and secure in accordance with industry standards.
2. Remove existing pitch pan compounds, sealants, and termination materials that have failed, deteriorated, or lost adhesion. Replace these components with approved materials suitable for the specific roof condition and detail.

> **NOTE-** Prime any uncured EPDM flashings with an **EPDM Bleed block Primer** to prevent bleed into silicone topcoat.

C. **Membrane Repair**

1. **Seam Repair:** Apply a layer of **Si750 High Solids Silicone** into each seam at a rate of 21 dry mils min. coating to extend 2" past edge of fabric, immediately embed polyester mesh 6" minimum into wet coating until mesh is completely saturated. The polyester mesh must be smoothly applied without wrinkles, fish mouths or blisters. Once Fabric is installed per specification apply a minimum of 14 dry mils over polyester mesh to fully encapsulate polyester mesh. Allow to cure 12 to 24 hours depending on weather conditions.

> **NOTE**: 15 and 20-year warranties require the above 3 coursing method on all seams unless cover tape has been applied over the field seam.

2. **T-Joint Repair:** Trim any unadhered flashing back to a point where it is fully adhered. Apply a layer of **Si750 High Solids Silicone** over the patch area at a rate of 21 dry mils min. coating to extend 2" past edge of fabric, immediately embed polyester mesh into wet coating until mesh is completely saturated. The polyester mesh must be smoothly applied without wrinkles, fish mouths or blisters. Once Fabric is installed per specification apply a minimum of 14 dry mils over polyester mesh to fully encapsulate polyester mesh. Allow to cure 12 to 24 hours depending on weather conditions.

3. **Existing Walkpads:** If existing walkpads are well adhered and cannot be removed without deforming the existing EPDM they can remain in place. If left in place the perimeter of the pad will need to be completely sealed to the roof using **Si790 Mastic** at .3" thick and 4" wide tapering edges smoothly onto the surrounding roof surface.
4. **Penetrations:** Apply **Si790 Mastic** at a rate of 60 dry mils min. Application shall encapsulate the area around the penetration. Application shall extend a minimum of 4" on to the existing roof membrane taper the edges smoothly onto the surrounding roof surface.
5. **Flashings:** Apply a layer of **Si790 Mastic** at flashing points 60 dry mils min. Application should be made to insure water tightness of the flashing detail.

Widespread Repairs

If the number of repairs in an area is extensive, isolated repairs may not provide a long-term solution. Under these conditions, a **FULLY REINFORCED SESCO ROOF SYSTEM** may be recommended to strengthen the roof surface and enhance system performance.

D. **SILICONE MEMBRANE APPLICATION**
   a. Apply **Si750 Silicone Roof Coating** uniformly over prepared roof surfaces.
   b. Coverage rate shall be sufficient to achieve a minimum finished dry film thickness as specified to achieve warranty.

LABOR AND MATERIAL WARRANTY TERM	MINIMUM APPLICATION RATE
10 Years	**1.5 Gallons/sq. (24 wmt/21dft)**
15 Years	**2 Gallons/sq. (32 wmt/28dft)**
20 Years	**2.5 Gallons/sq. (40 wmt/35 dft)**

> **NOTE:** For granular or rough surfaces, more material may be needed to achieve the required mil thicknesses.

Additional coating shall be applied at transitions, flashings, repairs, granulated surfaces, and other irregular areas as necessary to achieve the specified minimum dry film thickness.

Application shall not occur during precipitation, when moisture is present on the substrate, or when weather conditions may adversely affect curing.

WALKPAD (OPTIONAL)

Where specified install walkpads as manufactured by SESCO Roofing Products

GRANULE SURFACE (OPTIONAL)

Where specified, apply an additional coat of **Si750 High Solids Silicone** at 10 mils and immediately broadcast **SESCO Roofing Granules manufactured by SESCO Roofing Products** at a rate of 30lbs/sq at a uniform rate sufficient to achieve full embedment and consistent appearance. Granules shall be distributed evenly while the coating remains wet.

QUALTIY CONTROL INSPECTION

Verify by field measurement that the completed roofing system achieves a minimum dry film thickness as specified, any variations shall be corrected by the applicator.

MINIMUM DRY FILM THICKNESS (DFT) REQUIREMENT: SESCO ROOFING PRODUCTS recommends adding a 10 % variance factor to meet the minimum Dry Film Thickness (DFT) mil requirement to qualify as a warrantable application. It is the Applicator's responsibility to calculate the amount of coating needed to obtain the minimum Dry Film Thickness (DFT) mil thickness.

END OF SECTION 07 00 00.