



Tropical Roofing Products-BUR/MODBIT – 2.5G972

Built On The Principles of Quality & Integrity

PART I – GENERAL

APPLICABLE PUBLICATIONS

The publications listed below form a part of this specification to the extent referenced. The publications are referred to in the text by the basic designation only.

1. American Society for Testing and Materials Publication (ASTM)
2. California Building Standards Code - Title 24
3. Miami-Dade NOA (Pending)

QUALITY CONTROL

1. Contractor shall be an approved applicator by Tropical Roofing Products who has a general knowledge and understanding of standard roofing practices as defined by the NRCA and knowledge of the Tropical Roofing Products materials to be used herein this specification.
2. Prior to starting the application of the roofing system, there will be a project conference with the owner's representative to assure a clear understanding of the specifications. The conference shall be attended by the Contractor and by Tropical Roofing Products representative.
3. For all warranties, a licensed contractor, authorized by Tropical Roofing Products as an approved applicator with proven business stability should be used to ensure proper installation.

SUBMITTALS

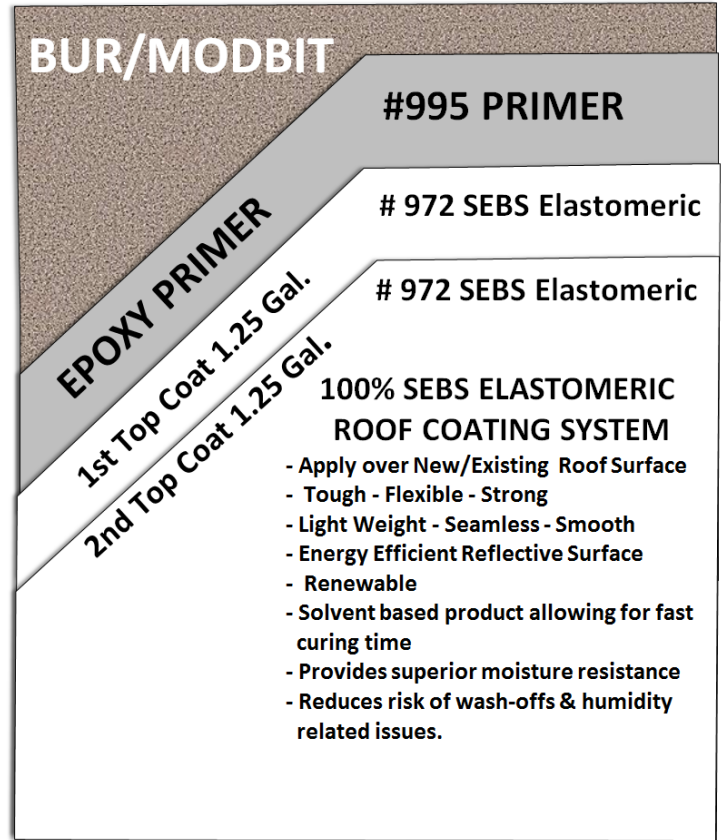
Descriptive literature: Submit manufacturer's application instructions and technical data sheets or catalog cuts on materials.

DELIVERY, STORAGE AND HANDLING

1. Store and handle Tropical Roofing Products materials in a manner that will ensure there is no possibility of contamination.
2. Store materials in a dry, well ventilated, weather tight location at temperatures between 50°F -80°F until the materials are applied.
3. Keep product lids tightly closed on all containers when not in use.
4. Take all necessary precautions to ensure that damage and overspray will not occur. Tropical Roofing Products is not responsible for damages caused by the overspray of its products.

PROJECT CONDITIONS

1. All warranties require wet substrate components of the existing roof to be replaced. A moisture scan is recommended to validate that the underlying roof system insulation is moisture free.
2. Air intake, vents, blowers, air conditioning units and evaporative coolers shall be shut down for the duration of the project.
3. Curing time for all products is critical. Applicator must allow for sufficient cure time for each product.
4. Do not begin work if temperature fall below 50°F.



MATERIAL REQUIREMENTS PER 100 SQ. FEET OF SURFACE

System Component	Amount	Dry Mils
1. #995 A&B Epoxy Combined	1.0 Gal	N/A
2. #972 SEBS Elastomeric (Base Coat)	1.25 Gal	9 mils
3. #972 SEBS Elastomeric (Top Coat)	1.25 Gal	9 mils
4. #975 SEBS Elastomeric mastic on all penetrations		

SYSTEM WET/DRY MILS & WEIGHT*

1. Total System Wet/Dry mils (approx.)	48/18 mils
2. Total System Dry Weight lbs. (approx.)	19 lbs.

COMPONENT PERFORMANCE REQUIREMENT & TEST METHODS

# 972	#975	#995
MAX V.O.C- 478 G/L	MAX V.O.C - 337 G/L	MAX V.O.C - < 50 G/L
Solids By Wt. - 57.5%	Solids By Wt. - 61.4%	Solids By Wt. 60% (± 2)
Solids By Vol. - 45.2%	Solids By Vol. - 72.2%	Max Service Temp 180°F
Elongation - 875%	Weight/ Gal – 10.14	Cure Time 2 Hours

*Note: Wet and dry film values shown are approximations and can vary depending on surface conditions.

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PART II – PRODUCTS

DESCRIPTION OF THIS RESTORATION SYSTEM

A highly reflective Fluid Applied Elastomeric SEBS Coating System used to coat existing or new BUR and Mod Bit. This coating system is applied directly over the existing substrates eliminating the need for roof tear offs. This coating system will significantly reduce roof temperatures and energy costs. When used in this specification over a BUR or Modified Bitumen roof, a seamless, monolithic roof system is achieved.

MATERIALS

- SEBS Elastomeric Roof Coating #972:** is a single component block copolymer elastomeric fluid applied waterproof coating. The coating is easy to apply, and has excellent surface appearance. #972 SEBS Elastomeric Coating provides excellent elongation properties, cold weather pliability, chemical, weather, and water resistance. #972 may be applied to APP, SBS Mod Bit, BUR, metal, steel, concrete, aluminum, brick, polyurethane, wood, and fiberglass surfaces. The coating also can be used to coat over existing SEBS, polyurethane coatings and most painted surfaces.
- EPOXY PRIMER #995 (A+B)**
Used to prime many diverse substrates including: many single-ply membranes, non-ferrous metals, and previously painted surfaces. #995 A+B primer also used as a bleed-block, base coating when restoring asphaltic and modified bitumen roofs. Easy to use, with a long pot life, and you can mix just the amount you require, each time you use it.
- SEBS Elastomeric Flashing Mastic #975:**
#975 is a single component block copolymer Elastomeric mastic that forms a durable elastomeric flashing membrane. It has exceptional elongation properties, cold weather pliability, excellent weather and water resistance, good chemical resistance, and is highly reflective. It works great to patch and repair properly prepared existing EPDM, APP, SBS, BUR, PVC, Fiberglass, Concrete, and Wood. #975 forms an excellent sealant for horizontal and vertical seams and joints in a metal roofing system as well as drains and ponding susceptible areas.
- Polyester Fabric #930:**
#930 polyester fabric is non-woven, spun bonded 100% that covers 10 squares per roll, firm or soft. Tropical Roofing Products #930 is available in variable widths and must be used in conjunction with #951 fibered Eternamastic at all seams, penetrations, joints or transitions that are subjected to high shear.

PART III - EXECUTION

PREPARATION

- Preparation of the roof substrate is the responsibility of the installer, who shall address and correct all of the conditions listed in this section.
- Examine substrates to receive new roofing. Do not proceed with the installation of the Coating System until unsatisfactory conditions have been corrected in a manner acceptable to Tropical Roofing Products.
- All areas that are to be coated or repaired must be clean, dry and free of dust, dirt, grease, wax, or other incompatible substances in order to promote satisfactory adhesion.
- Blisters/Splits:** Large splits/blisters are required to be repaired prior to application of the system.
- Membrane Repair:** Thoroughly inspect the roof substrates for defects (holes and openings). For cracks over 1/8" wide, use #930 polyester fabric with #951 fibered Eternamastic and spread to 2" to 4" beyond the crack in a three course fashion (refer to flashing section for details).
- Membrane Cleaning:** Remove grease, oils or contaminants with a mild detergent prior to final cleaning. Bleach diluted with water may be used to remove any algae, fungus or vegetation present. Thoroughly rinse surface and allow to dry prior to coating.
- Treatment of Ponding Water Areas:** Installer is to mechanically eliminate all ponding water areas on the roof prior to application of Tropical Roofing Products materials. The National Roofing Contractors Association (NRCA) considers ponding water on any roof undesirable and recommends that all roof systems be designed and built to ensure positive drainage. (See the NRCA Roofing and Waterproofing Manual).

APPLICATION

FLASHING APPLICATION

- After completion of substrate preparation, all flashing details, penetrations and curbs shall be flashed with #975 SEBS Elastomeric mastic and shall be feathered at the edges in order for the water to flow over the various flashing details.
- Base Flashings:** Install the base flashing over the cant strip using 6" or 12" of #930 polyester fabric as needed. Saturate into a full coat of 3 gallons per 100 sq. ft. (per ply) of #972 SEBS elastomeric coating to achieve full saturation. Terminate at least 2" above the cant and extend at least 2" onto the deck.





3. **Wall Flashings:** Install the wall flashing using one full ply of #930 polyester fabric set into a full coat of 3 gallons per 100 sq. ft. (per ply) of #972 SEBS elastomeric coating, achieving full saturation. #930 polyester fabric shall extend over cant strip onto deck and continue up wall to terminate as necessary-- under counter flashing, reglets or wall cap flashing. Wall flashing shall extend out onto the deck at least 2" beyond the termination of the base flashing.
4. **Edge Flashings:** Replace gravel stops and metal edge where necessary. Where gravel stop is replaced, replace with low or no rise metal edge. Metal edge shall be nailed at 4" on center. Strip-in the metal with #930 polyester fabric and #975 SEBS Elastomeric mastic ensuring all the nails are completely covered. Where edge flashing is left in place, cut back roofing 2" from rise and strip-in with #930 polyester fabric and #975 SEBS Elastomeric mastic providing positive attachment of the metal edge to the new coating system.
5. **Roof Drains:** Remove clamping ring and clean all existing build-up from around the drains and sumps. Apply #975 SEBS Elastomeric mastic or #975 SEBS Elastomeric mastic in a three course fashion across the entire drain/sump area. Extend the application into the drain bowl from center of drain onto the deck 6" beyond drain sump. Allow to cure. Replace clamping ring. The base coat application shall be applied overlapping onto the reinforced #975 SEBS Elastomeric mastic and cut around the clamping ring.
6. **Curb Flashings:** All curb flashings shall be flashed with at least a 2" wide x 1/16" thick of #975 SEBS Elastomeric mastic Eternamastic.
7. **Fasteners:** Encapsulate all fasteners using #975 SEBS Elastomeric mastic with #930 polyester which shall be cut around all fasteners so fabric lies flat.
8. **Penetrations:** #975 SEBS Elastomeric mastic along with #930 polyester fabric shall be applied around the base of the penetration, extending at least 4" onto the vertical and 4" onto the base. Embed a 6" width of #930 polyester fabric using additional #975 SEBS Elastomeric mastic as necessary to accommodate the shape of the penetration.
9. **Seams:** All seams and areas around roof protrusions (vents, scuttle hatches, etc.) are to be treated with #975 SEBS Elastomeric mastic Eternamastic along with #930 polyester fabric to achieve watertight seals in a three course fashion (refer to flashing section for details).
10. **Pitch Pans:** Pitch pans shall be sealed using #975 SEBS Elastomeric mastic with #930 polyester fabric in a three course fashion (refer to flashing section for details).
11. **Condensation Lines:** Condensation lines shall be installed from HVAC units to gutters as part of the overall drainage system. The type of piping used for condensation lines may vary depending on local building codes.

12. **Skylights & Curbed AC Units:** Curb skylights shall be treated in the same fashion as curb flashings. The perimeter shall be flashed with a 4" of #930 polyester fabric along with #975 SEBS Elastomeric mastic Eternamastic. The 4" #930 polyester fabric is divided 2" evenly between the vertical and the roof surface. All exposed skylight fasteners shall be encapsulated with #975 SEBS Elastomeric mastic Eternamastic.
13. Inspect Preliminary Work / Flashing Details for problem areas (e.g., gaps, cracks, fish mouths, air pockets, etc.)

PRIME COAT WITH #995 EPOXY PRIMER:

DO NOT DILUTE, THIN or FREEZE THE PRODUCT[S]

Weather Restrictions: This product is not to be used when weather conditions are below 40°F, or when there is a chance that temperatures could fall below 32°F within a 24-hour period after application.

Mixing Procedures For #995 Primer Part A & B:

#995 Primer is a two-part, water-based epoxy primer that is mixed together in a 1:1 ratio. Part A is White. Part B is Black to Dark Grey. The combined product is Medium Grey.

1. Power-Mix each #995 A & B component individually, then combine #995 A & B and mix thoroughly achieving consistent color.
2. Part A is a slurry liquid, with settling properties. Part B is a viscous liquid. When combined the resulting product becomes a Thixotropic, easy-spreading suspension.
3. Material must be used within 4 hours after mixing.
4. Ensure the pail is covered with the lid to prevent skinning.

Application Of #995 Primer:

1. #995 Primer may be sprayed, brushed, or rolled.
2. Apply #995 Primer at a coverage rate of 1.0 gallons per 100 sq. ft.
3. Most coatings can be applied over #995 primer as soon as it is thoroughly set within 2 to 3 hours
4. All Coating adhere well to cured #995 Primer up to 1 week old, provided that the surface is clean & free of chalk.

BASE COAT APPLICATION

1. Apply the base coat with #972 SEBS elastomeric coating at an application rate of 1.25 gallon per 100 sq. ft. to achieve required Dry Film Thickness (DFT) of 9 mils or 20 mils wet.
2. Allow a minimum of 12 hours drying time prior to any foot traffic or inspections. (Weather dependent).
3. Allow the entire base coat surface to dry completely prior to proceeding to apply the top coat.

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PIPE FLASHINGS & PENETRATIONS – SURFACE TREATMENT

After the base coat is cured and prior to the application of the top coat:

1. Apply #975 SEBS Elastomeric mastic and #930 polyester fabric in a three course fashion to all pipe flashings, cones, exposed metal joints and flanges.
2. Apply #975 SEBS Elastomeric mastic to all corners at curbs and skylight flashings or any area that has been previously repaired with roofing mastic.

PONDED AREAS & DRAINS APPLICATION

After the base coat is cured and prior to the application of the top coat:

1. All areas around drains and scuppers shall be treated with a second layer of #930 polyester fabric saturated in the #972 SEBS elastomeric coating.
2. Waterways and any locations where water ponds for more than 48 hours shall be treated with a second layer of #930 polyester fabric embedded in the #972 SEBS elastomeric coating. The #930 polyester fabric shall extend 12" beyond the designated ponding area or as necessary to extend beyond the drain sump. In this area, saturate the #930 polyester fabric into a 3 gallon per 100 sq. ft. application of #972 SEBS elastomeric coating and brush lightly to achieve full saturation without wrinkles or voids.

TOP COAT APPLICATION

1. A visual inspection of the entire base coat should be performed to confirm an acceptable surface / substrate to accept the top coat. Any deficiencies must be repaired prior to application of the top coat.
2. Apply the top coat with #972 SEBS Elastomeric at an application rate of 1.25 gallon per 100 sq. ft. to achieve required DFT of 9 mils or 20 mils wet.
3. The top coat shall completely cover the base coat including expansion joint covers, parapets and flashings.
4. Allow a minimum of 12 hours drying time prior to any foot traffic or inspections. (Weather dependent).
5. After curing, inspect for defects and repair as necessary.
6. Note: Total minimum Coating System Dry Film Thickness (DFT) for the entire coating system shall be 18 mils nominally.

INSTALLATION OF WALKWAYS (OPTIONAL):

In high-traffic areas and around mechanical equipment, walkways should be installed to protect the coating system from damage.

FIELD QUALITY CONTROL

1. Maintain Job Progress Report / Daily Log of work completed as required to assure installation is in accordance with manufacturer requirements.
2. Provide on-the-job inspections, technical assistance and material application guidance as may be necessary to complete roofing material application in accordance with Tropical Roofing Products warranty requirements.

JOB COMPLETION

1. Inspect completed coating system and correct all defects to meet the specification and/or warranty requirements.
2. **Transparent or Thin Areas:** If areas appear to be undercoated, recoating may be needed to ensure final thickness to meet the Tropical Roofing Products specifications Total Dry Mills.
3. **Delamination:** Verify that all coated areas appear to be fully adhered to the substrate. A visual inspection looking for typical signs of poor adhesion such as flaking, blistering etc. should be made. Re-priming and/or recoating will be required if such areas are apparent.
4. **Pin Holing:** Certain job or site conditions may result in pin holing or out gassing during curing or cause pin holes in the substrate. Again, a visual inspection looking for typical signs of out gassing such as excessive pockmarks, pinholes etc. should be done.
5. **Delaminating:** Delamination is caused when water-based coatings freeze, or solvent entrapment in solvent based coatings occurs. The coating surface may exhibit extreme wrinkles, small blisters and may have loss of adhesion. These areas will not "self-heal" and must be removed, power washed and a new coating must be applied.
6. **Texture Finish:** Heavy patterns, blistering, "skinning," etc. may appear in the final finish. These may indicate that the coat is too thick, a build-up has occurred or another application problem. Check with Tropical Roofing Products Technical Representative for remedial advice.
7. A Tropical Roofing Products Technical Representative will inspect the completed coating system and notify the contractor of any defects in the application.
8. Restrict construction traffic and equipment movement on the completed coating system to only essential personnel. Provide appropriate protection against traffic and construction activities on completed roofs. Damage to the roof by other trades shall not be the responsibility of Tropical Roofing Products.

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HOUSEKEEPING ITEMS

1. Contractor shall take photographs of representative roof areas, including detail work before work commences, after the surface has been properly prepared, after all flashing and detail work has been performed, and after the application of the #972 SEBS Elastomeric coating membrane.
2. Installer shall provide the following support for on-site inspections by a representative from Tropical Roofing Products (list is not comprehensive):
 - a. Representative from the contractor's company who has authority to make binding decisions.
 - b. Required means to access all areas of the treated roof.
 - c. Previous photographs of the roof.
3. Access must be granted to all areas of the restored roof system.
4. Installer shall take special care when moving spray hoses and other equipment on the roof in order to prevent damage to the flashing work and encapsulated fastener heads. Also, all spray equipment shall remain on the ground for the duration of the job.
5. If there will be an extended period of time (6 months or greater) between application of base and finish coats, the use of #972 SEBS Elastomeric (white) for the base coat (versus gray) is recommended. The base coat shall be thoroughly cleaned before applying the finish coat.

REPAIRS

1. In the event that the #972 SEBS Elastomeric membrane is damaged or punctured, repairs are to be performed using #975 SEBS Elastomeric mastic along with #930 polyester fabric (where necessary) as follows:
 - a. Damaged areas are to be cut, cleaned and dried.
 - b. #975 SEBS Elastomeric mastic, and feather out onto the existing #972 SEBS Elastomeric membrane with a minimum of 2-4 inches beyond the existing coating.
 - c. If a new penetration area has been cut, embed #930 polyester fabric into the #975 SEBS Elastomeric mastic according to standard Tropical Roofing Products specifications.

CLEAN UP

1. Remove masking and protection tapes.
2. The HVAC vents and units can be opened and restarted once the spray operation is complete.
3. Remove all roof related trash and debris from jobsite.
4. Dispose of containers in accordance with local regulations.
5. For application questions, please contact Tropical Roofing Products at 1-877-827-2622.

ENGINEERING

Tropical Roofing Products does not practice Engineering or Architecture. Any review of the building's construction or inspection of roof plans or inspection of the building's structural roof deck by Tropical Roofing Products representatives shall not constitute any warranty by Tropical Roofing Products of such plans, specifications or construction. Any roof inspections are solely for the benefit of Tropical Roofing Products.

MAINTENANCE

To maintain your warranty coverage and in order to ensure that your roof will continue to perform to its fullest during the entire time of the warranty, always adhere to Tropical Roofing Products Care and Maintenance program and guidelines.

IMPORTANT:

The applicators strict adherence to this specification is the only way Tropical can ensure that this product will perform as intended. Accordingly, any changes made to specifications must be reviewed, approved in writing and signed by Tropical Roofing Products Director of Manufacturing & Technical Services prior to application.

End of Section
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