

Gaco Western

S I N C E 1 9 5 5

Application Specification:

MR-32-U87

March 2014

Supersedes 10/11

DIVISION 07 01 50.61: REHABILITATION OF METAL ROOFS

PART 1 - GENERAL

1.1 SUMMARY

- A. This specification provides a waterproof, weather resistant, color-stable Polyurethane elastomeric membrane for renovation of metal roofs of all types and shapes. GacoFlex U-87 Polyurethane Series, along with primer and joint treatment, will provide excellent protection for metal roofs, effectively sealing seams and fastener penetrations and renewing the overall finish in order to extend the useful life of the roof assembly.
- B. GacoFlex U-87 Polyurethane Series will reflect the sun's ultraviolet rays. This ultraviolet radiation is normally absorbed and turned to heat. The reflectivity of GacoFlex U-87 Polyurethane will help to keep roof temperatures cooler and thus reduce demand on air conditioning equipment.
- C. Suitable surfaces to receive the system should be clean weathered metal and include steel, galvanized steel, aluminum, copper and pre-finished metal (other than siliconized finishes). The system is designed to renew an existing finish or add a high performance finish to bare metal.

1.2 RELATED SECTIONS

- A. Cast-In-Place Concrete: Division 03 30 00
- B. Flashing and Sheet Metal: Division 07 60 00
- C. Drains, Vents, and Penetrations: Division 07 72 00

1.3 SUBMITTALS

- A. Product Data: Submit manufacturer's standard submittal package including specification, installation instructions, and general information for each waterproofing material.
- B. Applicator Qualifications: Submit current "Qualified Applicator" Certificate from the specified waterproofing manufacturer.

1.4 QUALIFICATIONS

- A. Primary waterproofing materials shall be a product of a single source manufacturer. The primary manufacturer shall recommend secondary materials. Manufacturer shall have a minimum of 10 years experience in the manufacture of materials of this type.
- B. Applicators shall have a minimum of 5 years experience in the application of waterproofing materials of this type specified. Applicator shall possess a current "Qualified Applicator" Certificate from the specified waterproofing manufacturer.
- C. Pre Bid Conference: 10 working days prior to bid opening there is to be a mandatory Pre-Bid Conference. Anyone not attending the Pre-Bid Conference will not be allowed to bid the project. All products considered an equal to the specified product or any changes in the scope of work of installation or specifications must be presented at the Pre-Bid Conference. If a change in the specification is accepted, it will be considered as an alternate and will be presented as a

bid amendment issued 5 working days prior to the bid opening. No other changes to the specification or bid documents will be accepted.

D. Pre-Installation Conference: Just prior to commencement of the fluid application waterproofing system, meet at the site with a representative of the coating manufacturer, the waterproofing contractor, the general contractor, the architect and other parties affected by this section. Review methods and procedures, substrate conditions, scheduling and safety.

E. Meets Energy Star performance levels for reflectivity.

1.5 DELIVERY, STORAGE AND HANDLING

A. Store all coating materials in the original unopened containers at 65° - 90°F until ready for use.

B. Follow the special handling or storage requirements of the manufacturer for cold weather, hot weather, etc.

C. Safety: Refer to all applicable data, including, but not limited to MSDS, Product Data Sheets, product labels, specific instructions for specific personal protection requirements.

D. Ventilation: General room ventilation is satisfactory.

E. Environmental requirements: Proceed with work of this section only when existing and forecasted weather conditions will permit the application to be performed in accordance with the manufacturer's recommendations.

1.6 WARRANTY

A. The contractor shall guarantee that all work performed under this section will be free from defects in material and workmanship. Upon notice of a defect in writing to the contractor within one year after completion of the work, the contractor shall, at his own expense, make the necessary repair or replacement of the defective work.

B. A warranty is available with this system provided it has been installed by a Gaco Western Qualified Applicator and is installed according to this specification. An application for Warranty must be made prior to starting the job.

C. Protection of building and occupants:

1. All surfaces not to receive the system specified shall be protected from overspray hazard i.e. windows, doors, exterior and vehicles. Protective coverings shall be secured against wind and shall be vented if used in conjunction with the application preventing collection and moisture.

2. The contractor is to post signs noting a potential overspray hazard within 400' (121.90 m) of the application.

3. All air intake ventilation equipment shall be turned off to prevent fumes from entering the building.

4. All surfaces damaged during the application shall be restored at no expense to the owner.

5. No smoking signs are to be posted as mandated by local fire officials.

D. Substrate: Proceed with the work as specified only after the substrate construction, preparation, and detail work has been completed.

E. Equipment: All equipment used during the operations shall be located so as not to adversely affect the daily operations or endanger occupants, structure or materials on-site. All spray equipment must be grounded during the operations.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

Gaco Western, LLC
www.gaco.com

2.2 MATERIALS:

- A. Cleaner: GacoFlex GacoWash Concentrated Cleaner
- B. Primer: GacoFlex E-5320 Primer if required. Please consult Gaco Western with any questions.
- C. Coating: GacoFlex U-87 Polyurethane Series 100% solids polyurethane
- D. Other Materials Required: Gaco Western, Inc shall approve all other materials.

PART 3 - EXECUTION

3.1 EXAMINATION:

- A. Verify that substrate is ready to receive work; surface is clean, dry and free of substances that could affect bond.
- B. Verify that all other work involved with this area, done under other sections, has been completed and accepted by the architect and general contractor prior to starting the waterproofing application.

3.2 PREPARATION

- A. Inspect Fasteners: Tighten and/or replace all loose metal deck fasteners.
- B. First remove heavy deposits of dirt, leaves and other debris from the roof using broom or air broomer, then inspect the entire roof surface and flashings for any open seams, tears, cuts, etc. Repair these flaws so water is not blown in under membrane during the cleaning process. Pressure wash roof with water and allow to dry completely.
- C. For general cleaning, after the roof is dry from initial cleaning, apply GacoWash Concentrated Cleaner according to label instructions with sprayer of choice, using a 3-4 foot (0.91-1.22 m) arc pattern. A Hudson-type agricultural sprayer, conventional pressure sprayer or airless sprayer is recommended. Allow solution to stand for 10-15 minutes, adding a light mist of water to prevent drying. While it sets, lightly agitate any heavily soiled areas with a broom or brush. Do not allow dirt to settle in low areas. Use a commercial power washer >3,000 psi (20.69 MPa) to remove debris and continue rinsing until all suds are gone. Start at the lowest point of the roof and work towards the highest point. For low-sloped roofs, work away from and then back towards, roof drains. It is important to keep the surface wet until all of the GacoWash and other residue has been completely rinsed off and the surface is clean. After cleaning and rinsing the roof, ensure no dirt or debris is present.
- D. Biological Control: Areas of algae, mildew or fungus on the roof membrane or the existing coating should be treated with a solution of 1 part household bleach and 3 parts water, followed by a power washer rinse using clear water.
- E. Drying: Allow surfaces to thoroughly dry to prevent blistering. Examine roof, paying particular attention to areas of physical damage to determine that residual water has in fact dried before applying GacoFlex S-20 coating.

Note: Drying time depends on weather conditions such as temperature, humidity and air movement. The above drying times assume good weather (70°F / 21°C daytime temperature) and no rain. Conditions of lower temperature and rain will require a longer period for drying.

- F. Substrate Condition: Loose paint, powdery or friable rust and scale must be completely removed by power brushing to provide a sound, tight surface. Soft asphalt, and/or bitumastics and silicone caulking shall be completely removed.

NOTE: Care must be taken to insure that the substrate is structurally sound and is properly prepared. The owner and/or contractor must correct any defect in the condition of the substrate existing prior to the coating; otherwise these defects may adversely affect the condition of the coating over time, necessitating maintenance and/or repair.

3.3 INSTALLATION

A. Prime: General Primer:

1. No rust: Apply 1 coat of GacoFlex E-5320 Primer at a rate of one gallon per 300 sq. ft.
2. Minimal rust: Apply 2 coats of GacoFlex E-5320 Primer at a rate one gallon per 300 sq. ft per pass, resulting in a total of one gallon per 150 sq. ft. of finished primer.
3. Pronounced rusting: Apply 2 coats of GacoFlex E-5320 Primer at one gallon per 150 sq. ft. per pass, resulting in one gallon per 75 sq. ft. of finished product.

NOTE: Mixed GacoFlex E-5230 in accordance to directions on the can.

NOTE: Allow drying to the touch, but no more than 72 hours prior to coating. If more than 72 hours pass, mechanically abrade surface and recoat with GacoFlex E-5320 Primer at one gallon per 300 sq ft. .

B. Seams: Apply GacoFlex U-87 Polyurethane Series with plural component airless equipment. Seams must have a minimum of 64 mils of total film thickness which should be applied in a single pass while spraying into the seam.

NOTE: Allow to dry, inspect seams. Where seams show openings, Choose one:
Apply an additional pass of GacoFlex U-87 Polyurethane Series.
Seal with a single-component polyurethane sealant.

Note: All seams must be fully encapsulated before proceeding to the next step.

Note: If no seams proceed to U-87 Polyurethane Coat.

C. Polyurethane Coating: Apply GacoFlex U-87 Polyurethane Series with plural component airless equipment at rate of 2 gallons per 100 sq. ft or 32 mils in one pass.

NOTE: Coating must cover all surfaces completely at a minimum of 32 mils. Extra coating material is required at all edges and penetrations. Contractor needs to figure 10% losses due to overspray, foam texture and wind.

3.4 FIELD QUALITY CONTROL

A. Coating Thickness: The finished dry film thickness will measure a minimum of 32 mils

B. Defects: There shall be no blisters, pinholes, voids or membrane defects of any kind.

C. Variations: Any variations from specified procedures or limits found by the contractor or representatives of Gaco Western, Inc. or the owner shall be immediately corrected by the contractor.