



Application Specification:

MR-127-21-15

Revised: 09/2025

DIVISION 07 01 50.61: GACOFLEX™ 127 SERIES ACRYLIC ROOF COATING FOR RESTORING AGED METAL ROOFING SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

- A. This specification provides a remedial roof coating for application over existing weathered metal roofing systems of all profiles. Application is restricted to circumstances in which the metal panel substrate is in sound condition but requires a rejuvenation of the overall finish to prolong the useful life of the metal roofing system.

When properly applied in conjunction with seam restoration and fastener replacement, the GacoFlex 127 Series Acrylic Roof Coating provides a weathertight seal that protects the substrate from degradation caused by normal weathering hazards.

- B. Suitable metal surfaces to receive GacoFlex 127 Series Acrylic Roof Coating is limited to steel (aged at least one year or treated galvanized steel), anodized aluminum, and pre-finished metal (other than siliconized and fluorocarbon finishes). Not intended for low-slope applications (< 2:12) or over surfaces prone to ponding water.
- C. This specification is intended only as a guide for the development of a project specification. The suitability of this specification for a particular project must be determined by a qualified representative of the owner.

Conditions to check and corrections to consider are:

- The type of existing metal panel roofing system must be identified.
 - The existing metal panels must be fully secured and intact.
 - Structural elements must be sound.
- D. Adhesion tests are strongly recommended prior to bidding. A coating Applicator licensed by the product manufacturer should perform wet and dry adhesion tests as instructed in GacoFlex General Instructions GW-1-3 *Adhesion Testing Procedures* using the products listed in Section 2.2, below.

1.2 RELATED SECTIONS

A. Cast-In-Place Concrete:	Division 03 30 00	F. Vapor /Air Barriers:	Division 07 25 00
B. Flashing/Sheet Metal:	Division 07 60 00	G. Board Insulation:	Division 07 22 00
C. Roof Accessories:	Division 07 72 00	H. Skylights:	Division 08 60 00
D. Rough Carpentry/Wood Blocking:	Division 06 10 00	I. Metal Decking:	Division 05 30 00
E. Drains, Vents and Penetrations:	Division 22 14 26.13		

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 Letter of Good Standing from the specified waterproofing manufacturer.

C. SUBSTRATE CONDITIONS:

1. Applicator to present to owner a completed inspection report verifying substrate condition and any noted defects not specifically addressed in regard to 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.

1.4 QUALIFICATIONS

- A. Primary waterproofing materials shall be the products of a single manufacturer. Secondary materials shall be recommended by the primary manufacturer. The manufacturer shall have a minimum of ten (10) years' experience in the manufacture of materials of this type.

- B. Applicator shall have a minimum of five (5) years' experience 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. 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 an 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:

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.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Owner/owner's representative shall reject damaged or non-conforming materials. Rejected materials must be removed immediately from the job site.
- B. Store the coating materials as recommended by the manufacturer and conforming to applicable safety regulatory agencies: town or city, state, and federal. Refer to all applicable data including, but not limited to: Safety Data Sheets, Product Data Sheets, product labels, and specific instructions for personal protection.
- C. Provide adequate ventilation, protection from hazardous fumes, and overspray potential to workers and associated trades in close proximity of the site application.

1.6 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.

- B. **A FIFTEEN (15) YEAR LABOR AND MATERIAL WARRANTY MUST BE OBTAINED THROUGH THE MANUFACTURER.**

C. PROTECTION OF BUILDING AND OCCUPANTS:

1. All surfaces not to receive the coating specified shall be protected from overspray hazard, e.g., windows, doors, exterior surfaces and facades, parking lots, and vehicles. Protective coverings shall be secured against wind and shall be vented if used in conjunction with applications preventing collection and moisture.
2. Applicator to post signs noting potential overspray hazard within 400 ft (122 m) of applications.
3. All air intake ventilation equipment shall be turned off to prevent fumes from entering building.
4. Surfaces damaged during application shall be restored at no expense to the owner.
5. No smoking signs to be posted as mandated by local fire officials.

D. SUBSTRATE:

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

E. EQUIPMENT:

All equipment used during 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 operations.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

ACCEPTABLE MANUFACTURERS:

Gaco, www.gaco.com – Manufactured by Amrize Building Envelope LLC
Other brands manufactured by Amrize Building Envelope LLC as noted.

2.2 MATERIALS

A. CLEANER:

GacoFlex GacoWash Concentrated Cleaner

B. FLASHING:

- 1.) GacoFlex™ H.E.R.
- 2.) GacoFlex™ 133 Acrylic Sealant
- 3.) GacoSeal™ 7120 Polyurethane Sealant
- 4.) GacoFlex™ 2100MS Silyl-Modified Sealant
- 5.) TieTex Polyester Fabric

C. FLASHING (EXPOSED FASTENERS):

- 1.) GacoFlex™ H.E.R.
- 2.) GacoFlex™ 133 Acrylic Sealant
- 3.) GacoSeal™ 7120 Polyurethane Sealant

C. PRIMER:

GacoFlex Acrylic Metal Rust Primer *(as needed)*
(GacoFlex E5320 2-Part Primer/Filler is an acceptable alternate)

D. ACRYLIC COATING:

Meets the following minimum physical property specifications:

GacoFlex 127 Series Acrylic Roof Coating	
PROPERTY	PER ASTM D-6083
Colors	White, Gray & Energy Tan
Percent Solid:	53% by Volume, 65% by Weight
Viscosity:	17000-21000 cps
Elongation:	Initial 325% , Aged 225%
Tensile Strength:	Initial 257 psi, Aged 420 psi
Low Temperature Flexibility	Pass @ -15°F (-26.1°C)
Permeance	Perms 7.4
Weight/Gallon	11.6 lbs.
VOC Content	26.4 g/L
Fungi Resistance	Zero Rating
Water swell	4.3%
Cure Time	8-24 hours to recoat
Reflectance	Initial 0.87, 3 Year aged 0.79 (White only)
Emittance	Initial 0.87, 3 Year aged 0.89 (White only)
SRI (White)	Initial 110, 3 Year aged 99 (White only)

PART 3 - EXECUTION**3.1 EXAMINATION**

- A. Metal panels must be structurally sound and securely fastened. Severe oxidation may render some panels unsuitable to serve as a proper substrate for the coating and should be replaced as needed.
- B. Verify that substrate is ready to receive work; surface is clean, dry, and free of substances that could affect bond.
- C. Verify that all other work involved with this area, done under other sections, has been completed and accepted by the architect, general contractor, or owner prior to starting the waterproofing application.

3.2 PREPARATION**NOTE: IT IS EXTREMELY IMPORTANT FOR THE ROOF TO BE CLEAN AND DRY.**

- A. Inspect metal fasteners and retighten where possible. Where fasteners are stripped out, missing, corroded, or neoprene grommets are deteriorated, replace with oversize screws. Inspect horizontal and vertical seams, panel end laps, and tension bars/straps. Where necessary, remove fasteners to separate the panels, remove existing sealant, add new butyl caulk, and re-secure with new fasteners to create a water-tight compression seal.
- B. Remove heavy deposits of dirt, leaves and other debris from the roof using a stiff broom. Then apply GacoWash Concentrated Cleaner according to label instructions with sprayer of choice, using a 3 - 4 ft (0.9 - 1.2 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 (21 MPa) to remove debris and continue rinsing until all suds are gone. Start at the highest point of the roof and work towards the lowest 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.
- C. **BIOLOGICAL CONTROL:**
Areas of algae, mildew or fungus on the roof or an existing coating should be treated with a solution of 1-part household bleach to 3-parts water, followed by a power wash rinse using clean water.

D. DRYING:

Do not apply GacoFlex coating materials to wet surfaces. Make sure roof surface is completely dry, clean, and free of dirt, grease, biological soiling, and paint residue before coating. Apply GacoFlex 127 Series Roof Coating only when air, material, and surface temperatures are between 50 °F – 110 °F (10 °C – 43 °C).

NOTE: Apply product in the morning to allow for maximum dry time during daylight hours. If roof temperature exceeds 100 °F (38 °C), a light mist of water may be used to increase working time. GacoFlex 127 Series Roof Coatings may be applied with a 3/8 in (10 mm) nap roller, brush, or airless sprayer.

- E. Structurally sound metal panels with moderate to extensive oxidation should be cleaned and/or lightly abraded to remove loose surface rust and treated with a GacoFlex Acrylic Metal Rust Primer to help prevent corrosion from spreading.

3.3 INSTALLATION**A. TECHNICAL ADVICE:**

The installation of this coating shall be accomplished with the advice of, the manufacturer's technical representative. Contact Technical Services for assistance.

B. REPAIRS:

Repair all leaks and seal flashings in the existing substrate using like materials as recommended by the original manufacturer before applying GacoFlex 127 Series Roof Coatings. Newly repaired areas may require a suitable GacoFlex primer. Contact Technical Services for primer recommendations.

C. AT ALL FLASHING SEAMS, CORNERS, AND VERTICAL/SIDE LAPS, CHOOSE ONE OF THE FOLLOWING:

1. Apply GacoFlex H.E.R. at the approximate rate of 70 LF / gal and 3 in (76 mm) wide, crested and centered at the seam. Achieve an average minimum WFT of 64 mils when measured at center at all areas to receive flashing. Allow to dry a minimum of twelve (12) to twenty-four (24) hours at 75 °F (23.9 °C) and 45 % R.H. Weather-related conditions such as frost, dew, mist, condensation, humidity, and temperature must be taken into consideration prior to coating. Temperature should be above 40 °F (4.45 °C) more than 5 °F (2.8 °C) above the dew point and rising, for best application results. Allow to dry for a minimum of 4 – 6 hours (at 75 °F (24 °C) and 50% RH) before proceeding to the next step of installation. Low temperatures or high humidity conditions will extend dry times

NOTE: Refer to manufacturer's product instructions and/or data sheet for important information regarding drying times and other important factors to consider regarding application.

D. AT HORIZONTAL SEAMS/END LAPS CHOOSE ONE OF THE FOLLOWING:

1. Apply GacoFlex H.E.R. at the approximate rate of 70 LF / gal and 3 in (76 mm) wide, crested and centered at the seam. Achieve an average minimum WFT of 64 mils when measured at center at all areas to receive flashing. Allow to dry a minimum of twelve (12) to twenty-four (24) hours at 75 °F (23.9 °C) and 45 % R.H. Weather-related conditions such as frost, dew, mist, condensation, humidity, and temperature must be taken into consideration prior to coating. Temperature should be above 40 °F (4.45 °C) more than 5 °F (2.8 °C) above the dew point and rising, for best application results. Allow to dry for a minimum of 4 – 6 hours (at 75 °F (24 °C) and 50% RH) before proceeding to the next step of installation. Low temperatures or high humidity conditions will extend dry times

NOTE: Refer to manufacturer's product instructions and/or data sheet for important information regarding drying times and other important factors to consider regarding application.

E. FOR ALL EXPOSED FASTENERS CHOOSE ONE OF THE FOLLOWING:

NOTE: For all methods, cure/drying time can be concurrent with "Section 3.3.C" & "Section 3.3.D" when applied is started at the same time.

1. Apply GacoFlex H.E.R. as received to all exposed fasteners. Ensure complete encapsulation of each exposed fastener and eliminate any voids/air pockets between flashing product, fasteners, and surrounding substrate components. Allow to cure for a minimum of twelve (12) – twenty-four (24) hours at 75 °F (24 °C) and 55 % R.H.

NOTE: Refer to manufacturer's product instructions and/or data sheet for important information regarding drying times and other important factors to consider regarding application.

F. ROOF EQUIPMENT (HVAC / SLEEPERS):

Any units that are sitting on 4 in x 4 in (101.6 mm x 101.6 mm) wooden sleepers will be lifted so that the membrane underneath the units can be cleaned, primed (when required due to unsuccessful adhesion test) and coated following application instructions within this document. An approved slip sheet shall be placed under the sleepers to protect the coating system. If the units are not lifted off the deck to be able to accomplish this procedure, the untreated area will be excluded from the warrant.

- i. **PRIMER: GACOFLEX ACRYLIC METAL RUST PRIMER**
- ii. **APPLICATION :** Recommended application on smooth surfaces is to spray apply in one wet full coat to a wet film thickness of 8 wet mils 0.5 gallon (1.89 liters) per 100 square feet. Minimum recommended dry film thickness is 4 mil. A "tack" coat is not recommended. On porous or very rough surfaces, it may be beneficial to back roll or brush a first coat to work the primer into the surface with mechanical action. This should be followed by a spray applied full wet coat. Alternatively, rough or porous surfaces can be given two wet full coats by spray at 0.5 gallon (1.89 liters) per gallon per 100 square feet.
- iii. **CURING TIME:** Relative humidity has a substantial effect on application and cure time. 85% R.H. or more will significantly slow dry times. 20% R.H. or less will tend to cause dry overspray problems. Application techniques and viscosity may have to be adjusted to ensure even results during extremes in relative humidity. Under normal drying conditions of 70°F (21.1°C) and 45% R.H. Acrylic Metal Rust Primer will be ready to re-coat in 1 - 2 hours.

G. ACRYLIC COATING:

BASE COAT:

Apply GacoFlex 127 Series Acrylic Roof Coating at the average rate of 1.25 gal / 100 ft² (4.7 L / 9.25 m²) to obtain 20 mil Wet Film Thickness (WFT) / 10.5 mil Dry Film Thickness (DFT). Do not apply at an application rate greater than 1.5 gal / 100 ft² (5.7 L / 9.25 m²) per coat. GacoFlex 127 Series Acrylic Roof Coating may be applied with a 3/8 in (10 mm) nap roller, brush, or airless sprayer. Coat all surfaces including expansion joint covers and flashings. At all edges and penetrations, an extra coat must be applied. Allow appropriate drying time as adjusted for environmental conditions (see note below). If roof temperature exceeds 100 °F (38 °C), a light mist of water may be used to increase working time.

TOPCOAT:

Apply GacoFlex 127 Series Acrylic Roof Coating at the average rate of 1.25 gal / 100 ft² (4.7 L / 9.25 m²) to obtain 20 mil Wet Film Thickness (WFT) / 10.5 mil Dry Film Thickness (DFT). Do not apply at an application rate greater than 1.5 gal / 100 ft² (5.7 L / 9.25 m²) per coat. GacoFlex 127 Series Acrylic Roof Coating may be applied with a 3/8 in (10 mm) nap roller, brush, or airless sprayer. Coat all surfaces including expansion joint covers and flashings. At all edges and penetrations, an extra coat must be applied. Allow appropriate drying time as adjusted for environmental conditions (see note below). If roof temperature exceeds 100 °F (38 °C), a light mist of water may be used to increase working time.

NOTE: MINIMUM DRY TIME PER COAT IS 4 – 6 HOURS AT 75 °F (24 °C) AND 50% RH. Longer dry times are needed in lower temperatures or higher humidity conditions. Do not apply GacoFlex 127 Series Acrylic Roof Coating when precipitation or heavy dew is expected within 4 hours (6-8 hours in high humidity conditions). Apply product in the morning to allow for maximum dry time during daylight hours.

3.4 FIELD QUALITY CONTROL

- A. Any variations from the specified limits found by the Applicator or owner's representative shall be corrected by the Applicator.
- B. **MINIMUM DRY FILM THICKNESS (DFT) REQUIREMENT:**
Gaco recommends adding a 10% variance factor to obtain the minimum DFT mil thickness required. It is the Applicator's responsibility to calculate the amount of coating needed to obtain the minimum DFT mil thickness required.
- C. No traffic shall be permitted on the coated surface for a minimum of three (3) days. Damage to the surface by other trades shall not be the responsibility of the Applicator.