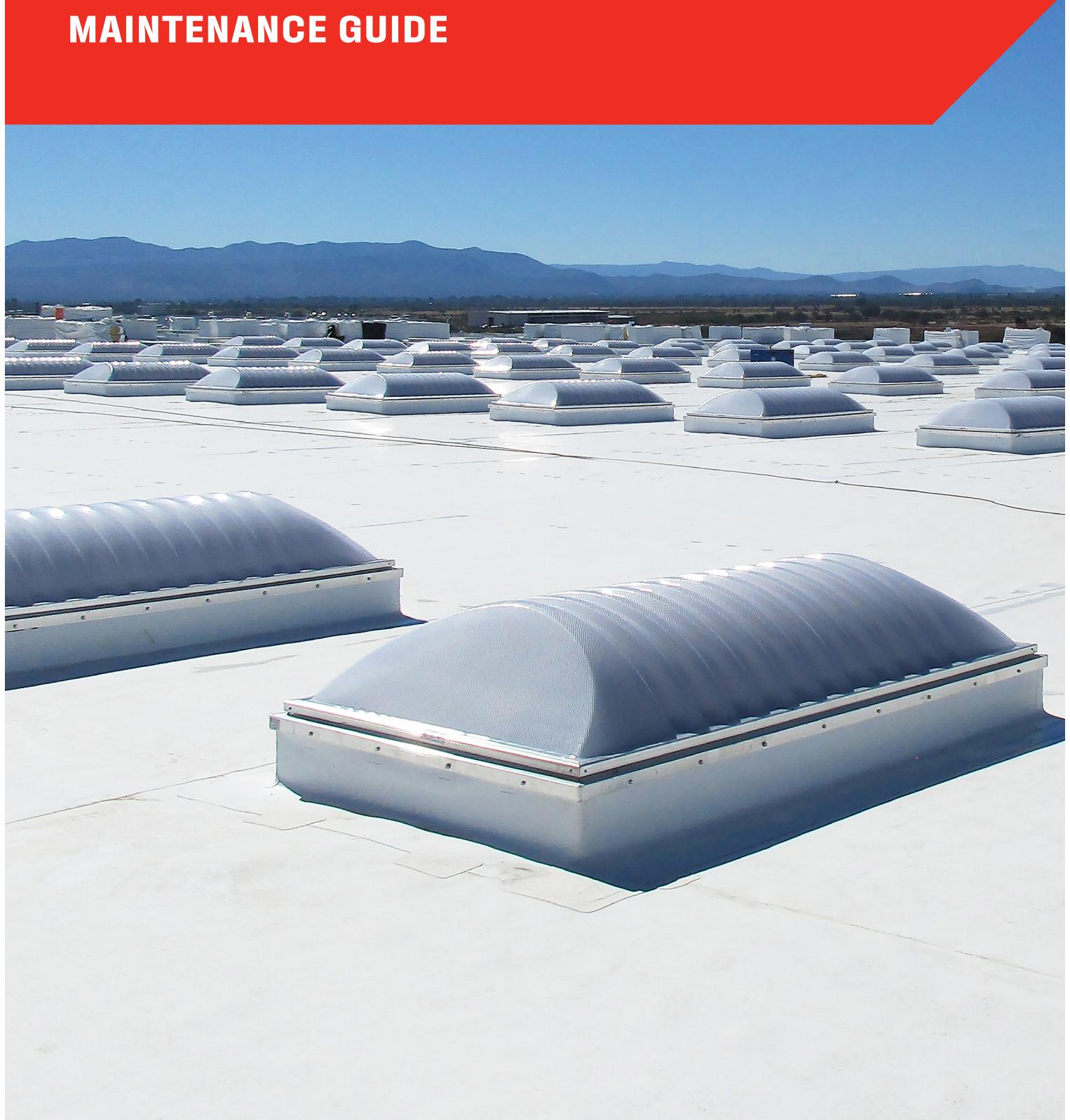




ROOFING SYSTEM MAINTENANCE GUIDE



**CONGRATULATIONS ON
YOUR PURCHASE OF AN
ELEVATE™ ROOFING SYSTEM!**

PROTECT YOUR INVESTMENT

Your building's roof is your first line of defense in controlling energy consumption and battling harsh weather. It is a valuable asset and as such should be properly maintained. Amrize, manufacturer of Elevate roofing systems and products, recommends periodic maintenance and inspection of all roofing systems so that any detrimental conditions may be remedied promptly. This Maintenance Guide contains a number of important recommendations to assist you in maintaining a watertight roof for many years.

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INSPECTIONS

It is recommended that all Elevate roofing systems be inspected twice annually (usually in the spring and fall), as well as after severe weather events. Although inspections may be performed by any qualified person selected by the building owner, we recommend at least one inspection per year be conducted by the contractor that installed your roof.

You should keep a record of all inspection and maintenance activities on your roof, including associated photos and invoices and the names, dates, and affiliations of the parties performing the activities. An example of a Roof Access Log is included at the end of this guide.

ROOF TRAFFIC

All roofing systems are subjected to some amount of traffic. While some traffic may be necessary to service rooftop equipment, roofs may also be occasionally subjected to unauthorized foot traffic. Because traffic can damage the roofing system, periodic inspections are essential to ensure any damage is identified and addressed quickly.

Your roofing professional should inspect roof access points, walkways, “natural” pathways, and areas surrounding rooftop mechanical equipment to determine whether your roof has been damaged by authorized or unauthorized traffic. Potential damage may include excessive wear on the membrane in high traffic areas, cuts and punctures caused by tools or debris, and crushed or compressed roof insulation. Your roofing professional should assess whether damage has occurred and recommend repairs as needed.

Please remember that your Elevate roofing system is designed to be a waterproofing membrane, not a traffic surface or an amenity space. The installation of protective walkways is recommended and will limit damage to your roofing system. Preferred footwear for anyone accessing the roof includes split-soled shoes or boots with coarse rubber treads to promote better traction and minimize the risk of damage. Always exercise caution when walking across the roof surface, as some roofing membranes can be exceptionally slick, particularly when water is present.

DRAINAGE

Proper drainage is essential to prevent areas of “ponding water,” unsightly algae, and other biological growth.

Ponding water can exacerbate problems for all roofing systems. A small cut or puncture in a roofing membrane may cause minor damage on a well-drained roof surface, but the same puncture located in an area of standing water may allow significant water infiltration, causing damage to the roof insulation, roof deck, and building contents.

All roofs should be designed and maintained to provide consistent and effective paths for water to completely drain off and away from the roof surface within 24 to 48 hours, and all drain areas should remain clear. Effective drainage must also accommodate build-up of snow and ice during the winter. Removal of accumulated leaves and other debris often improves drainage.

WIND DAMAGE

Windstorms may damage roofing systems in several ways. High winds may damage the attachment of the roofing system to the roof deck or the building structural elements. Wind forces can also damage exposed sheet metal, such as gutters and downspouts. In addition, the force of wind-borne debris may cut or puncture roofing membranes. Severe windstorms may even dislodge rooftop units, causing extensive damage to the roof or building.

Your roof should be inspected as soon as possible after any severe storm. Your roofing professional should inspect the membrane, rooftop equipment, and edge metal to determine the extent of any damage to the roofing system. They should also recommend repairs or replacement if needed.

CONTAMINANTS

Although Elevate roofing membranes provide outstanding resistance to natural weathering, their durability can be adversely affected by contact with acids, oils, fats, chemicals, and organic solvents. Because exposure to these types of contaminants may cause roofing membranes to lose strength and resiliency, periodic inspections are essential to identifying and addressing any damage quickly.

Your roofing professional should look for membrane swelling, splitting, or cracking, and may recommend preventative actions such as installing a redundant layer of membrane in areas of concern or installing grease traps. They may also recommend repairs or replacement if needed.



MAINTENANCE

Most roof leaks are caused by external factors or conditions relating to building maintenance, but many issues can be avoided by performing routine inspections and maintenance.

SINGLE-PLY ROOFING SYSTEMS

Single-ply membranes, including RubberGard™ EPDM, UltraPly™ TPO, and Elevate PVC, PVC-KEE, and Elevate MAX PVC membranes, do not normally require maintenance other than periodic inspection for excessive wear, contaminants, cuts, or punctures. Minor variations in surface appearance, discolorations, or small wrinkles are not usually cause for concern, and do not impair the roofing system's ability to resist leaks. Such issues may be monitored as part of the owner's regular inspection and maintenance program. Occasionally, approved liquid roof coatings, such as Elevate AcryliTop™ PC-100 Roof Coating, are applied to the surface of black EPDM membranes to provide a lighter surface color. Such coatings do not need to be maintained to guarantee the performance of the underlying EPDM roofing membrane, but some maintenance and recoating may be necessary to maintain a uniform surface appearance and restore reflectivity.

ASPHALT ROOFING SYSTEMS

Other than periodic inspection for excessive wear, contaminants, cuts, or punctures, Elevate asphalt roofing membranes do not require maintenance to perform as designed.

SMOOTH-SURFACED ELEVATE APP MEMBRANES

Smooth-surfaced APP membranes should be coated with an approved liquid coating such as AcryliTop PC-100 Roof Coating to maximize the service life of the membrane. If a coating is not applied as part of the initial roof installation, it should be applied to properly prepared membrane by a qualified applicator within five years to help protect the membrane from surface crazing and cracking. In addition, this coating should be maintained as needed to recover any areas that have blistered, peeled, or worn through.

GRANULE-SURFACED ELEVATE APP AND SBS MEMBRANES

If areas of granular loss are discovered during inspection, new granules should be broadcast into hot asphalt or emulsion to protect the surface of the membrane. Applying an approved coating, such as AcryliTop PC-100 to granule-surfaced APP or SBS membranes provides additional protection from the environment. If this coating is not applied as part of the initial roof installation, it may be applied later to properly prepared membrane by a qualified applicator to help protect the membrane or to restore reflectivity. If installed, this coating should be maintained as needed to recover any areas of coating that have blistered, peeled, or worn through.

GRAVEL-SURFACED ELEVATE BUILT-UP ROOFING (BUR) MEMBRANES

If areas of gravel loss are discovered during inspection, gravel should be reinstalled into hot asphalt to protect the surface of the membrane. Coatings on smooth surface BUR membranes (such as flashings) should be maintained as needed to re-coat any areas that have blistered, peeled, or worn through.

METALWORK & SEALANTS

All metalwork, including counter-flashings, drains, skylights, equipment curbs and supports, and any other rooftop accessories functioning in conjunction with the Elevate roofing system, should be periodically inspected. Your roofing professional should pay particular attention to sealants at joints in metalwork and flashings. If cracking or shrinkage of the sealant is observed, your roofing professional should remove the sealant and replace it with new sealant.

UNA-CLAD™ PAINT FINISH

Although UNA-CLAD factory-applied paint finishes are extremely durable, a periodic cleaning to remove build-up of resins and other residue helps to extend finish life for roofing panels and metal trim. In coastal areas with exposed salt spray or heavy industrial areas with pollutant exposure, regular cleaning is recommended. A variety of methods to remove surface deposits are available. Simple washing with plain water using hoses or pressure spray equipment is usually adequate; however, stronger methods may be needed to remove heavy deposits of dirt or other contaminants.

Your contractor should observe three precautions when cleaning UNA-CLAD paint finishes: (1) Do not use wire brushes, abrasives, or similar cleaning tools that mechanically abrade the finish surface, (2) Certain cleaning agents listed below in Group D should be tested in an inconspicuous area before use on a large scale, and (3) Comply with applicable laws and regulations for disposing of cleaning solutions.

GROUP A: HOT OR COLD DETERGENT SOLUTIONS

A 5% solution in water of commonly used commercial and industrial detergents will not have deleterious effects on UNA-CLAD paint finishes. Use a cloth or sponge for application, followed by an adequate rinse of water.

GROUP B: SOLVENTS

Most organic solvents are flammable and/or toxic, and must be handled accordingly. Always refer to the solvent manufacturer's Safety Data Sheets (SDS) and utilize proper safety practices. Keep solvents away from open flames, sparks, and electrical motors and use adequate ventilation, protective clothing, and goggles. Solvents that may be used to remove non-water soluble deposits such as tar, grease, oil, and paint include:

- » **Isopropyl Alcohol (Rubbing Alcohol)**

(Alcohol has no permanent effect on UNA-CLAD paint finishes.)

GROUP C: PETROLEUM SOLVENTS AND TURPENTINE

- » **VM&P Naphtha**

- » **Mineral Spirits**

(These solvents have no permanent effect on UNA-CLAD paint finishes.)

GROUP D: CHEMICAL SOLUTIONS

- » **MILDEW**

In areas subject to elevated humidity, dirt and spore deposits can permit mildew growth. The following solution is recommended to remove mildew when necessary to preserve the surface appearance of the UNA-CLAD paint finish:

- 1/3 cup dry powdered laundry detergent
- 1 quart sodium hypochlorite 5% solution
- 3 quarts water

- » **RUST STAINS**

Hydrochloric acid, citric acid, or muriatic acid, diluted with water at a ratio of at least 10:1 may assist in removing rust stains from fluoropolymer surfaces. Limit contact with the finished surface to five minutes. Oxalic acid solutions or acetic acid (vinegar) may also be used. Flush all surfaces with copious amounts of water after use.

Caution: Acid solutions are corrosive and toxic.

GRAFFITI

Graffiti presents a special problem because of the many agents used. Aerosol paints, in particular, can be difficult to remove. It is best to try a mild detergent and water first. If necessary, try the less active solvents from Groups B and C above. If none of these methods are sufficient, contact Elevate for further recommendations.

SKYSCAPE™ VEGETATIVE ROOFING SYSTEMS

For maintenance of SkyScape vegetative roofing systems, please refer to the SkyScape Maintenance Guide on our website: elevatecommercialbp.com.

GENERAL

SNOW

There may be concerns related to increased weight from snow and ice accumulations on rooftop surfaces on the building's load structure. Elevate appreciates the fact that the continued safe environment is the primary focus for all building owners, property managers, and tenants. Along these lines, there may be a need to remove accumulations of snow and ice from roof surfaces during the winter.

Only use a rubber-edged bladed shovel or a soft bristle broom for snow removal and allow a thin layer of snow to remain. Do not remove the snow down to the Elevate membrane's surface because sharp edges of snow shovels may cause damage to the membrane.

While the use of ice-melt products is generally discouraged, when deemed necessary by the building owner, such products may be used around roof drainage devices to promote the positive flow of water. Calcium chloride generally poses less risk to Elevate roofing membranes and flashings than traditional rock salt (sodium chloride). However, care should be taken to avoid prolonged contact with the Elevate roofing system. Elevate recommends thoroughly rinsing the surrounding areas promptly or as soon as practical.

Safe conditions need to be reviewed prior to accessing the roof and all removal efforts should attempt to avoid direct contact with the roofing membrane surface. **Mechanical equipment, such as snow blowers, should not be used under any circumstances.**

In the event the membrane is cut, scored, or otherwise damaged during snow and ice removal activities, the affected area(s) should be repaired according to Elevate technical recommendations.



HAIL

Following a hailstorm, it is the responsibility of the building owner — ideally in conjunction with a design professional — to determine whether the roofing system has been adversely affected and formulate a plan to address any issues.

In many cases, it is possible to identify visible hail damage and perform repairs to restore the roof's watertight integrity. However, at present there are no testing methods that can identify latent damage to a roofing system and adjoining building components. Such damage may not manifest itself for a lengthy period of time. Elevate is willing to test any submitted material samples for potential hail stone impact damage. However, Elevate test results, and any conclusions that may be drawn from them, will be specific to the submitted sample(s). That is, Elevate test results neither rule out damage to other areas nor predict where future damage may occur.

EXAMPLE ROOF ACCESS LOG

ROOF ACCESS LOG



For more information about Elevate roofing systems
and services, please visit elevatecommercialbp.com.

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