

“Up On Top” News

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The Proper Way To Repair Your Roof-Part II

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This month we will continue the discussion on the proper techniques for repairing the most common roof systems.

SPRAYED IN PLACE POLYURETHANE ROOF SYSTEMS (SPF)

These systems are generally coated with an elastomeric coating and asphalt based patches are to inelastic and brittle to apply over foam. The general rule is to make the repair with the same generic category of coating or caulking as the existing roof; urethane repair materials over urethane coating, silicon patches over silicone, and acrylic over acrylic. Simple puncture can be repaired by wiping the hole clean with a rag followed by a compatible caulked tooled in place.

SINGLE PLY MEMBRANES

Thermoplastic materials such as TPO,



PVC, and Hypalon can be permanently repaired with a new piece of membrane heat welded to the cleaned roof surface. Duct tape can be an effective temporary patch for emergency situations. Self adhering patches work well provided that the adjacent membrane is thoroughly cleaned with detergent and wiped dry.

Elastomeric membrane such as EPDM can be effectively repaired using a primer, polymeric mastic, and a new piece of membrane. Some pre-made patches are available with the adhesive tape already

in place on the bottom side.

METAL ROOF SYSTEMS

Various acrylic, butyl, and silicon caulking compounds are available that will perform well when protected by the overlying metal panels such as at laps or penetrations. Another option would be to apply a rust inhibiting primer, a mastic or coating of a polymeric material, reinforcing mesh, and a top coating of polymeric material.

Keep in mind roof patches are temporary, roof repairs can last as long as the roof in place.