



**Part 1. General Conditions**

**1.1 Description**

- A. Scope of Work  
Provide all materials, labor and equipment required for the installation of the ARCR System over the existing modified bitumen or smooth surface built-up roof including all ancillary products.
- B. Related Work
  - 1. Perform Moisture Survey
  - 2. Replace Wet Insulation
  - 3. Repair All Sheet Metal Defects
  - 4. Repair All Flashing Defects
  - 5. Surface Preparation
  - 6. Perform Adhesion Tests
  - 7. Install ARCR MembraneNote:
  - a. **Note: all repairs done with asphaltic membranes must weather a minimum of 90 days before application of new acrylic coating.**
  - b. **Progressive Materials AC 1201 (white) Acrylic coating only. Nonwhite colors are not permitted.**
  - c. **Depending on substrate condition, power brooming can take place of power washing. See section 3.2.**

**1.2 Performance Requirements**

- C. All acrylic products must be domestically produced. Products produced outside of the US will not be accepted.
- D. Coating manufacturer must produce its own product. Private labeled acrylic coating products will not be accepted.

**1.3 Submittals**

- E. Product Data: Product data on acrylic coating, physical and chemical properties, preparation of substrate required, product limitations, and cautionary requirements.
- F. Safety Data Sheets (SDS)
- G. Shop Drawings: Roof plan and details showing extent of roofing, intersections with adjacent surfaces, and details of expansion joints, counterflashing, and other items for a complete roofing system.
- H. Manufacturer's Installation Instructions: Indicate installation requirements and procedures.
- I. Certificates:
  - 1. Product certificates signed by the manufacturer certifying material is in compliance with the specified performance characteristics and criteria, and physical requirements.
- F. Provide a copy of PM Certified Licensed Applicator (CLA) certificate.
- G. Sample copy of PM warranty
- H. Maintenance Data: For Acrylic ARCR System to include in maintenance manuals.
- I. Final Inspection Report: Copy of roofing system manufacturer's inspection report of completed roofing installation.

**1.4 Quality Assurance**

- J. Manufacturer:
  - 1. Company specializing in the manufacturing of the system specified in this Section.
- K. Installer:





1. Installer must be a Certified Licensed Applicator (CLA) by the Manufacturer providing the warranty and must be capable of receiving the specified warranty.
2. CLA to ensure all personnel are properly trained and have a full understanding of all OSHA safety requirements.

### **1.5 Delivery, Storage, and Handling**

- L. Deliver and store liquid materials and other products in their original unopened containers or packaging until ready for installation.
- M. Materials shall be clearly labeled with the manufacturer's name, product identification, safety information, and lot numbers.
- N. Store materials indoors whenever possible.
- O. Protect stored products from freezing.
- P. Comply with the manufacturer's instructions for handling and safety procedures.
- Q. Store and dispose of roofing tools, materials, containers, and equipment in accordance with requirements of local authorities having jurisdiction.

### **1.6 Environmental Requirements**

- R. Maintain logs of environmental conditions (temperature, humidity, and wind speed) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside of manufacturer's limits.
- S. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.
- T. Do not install acrylic coating under the following conditions:
  1. When ambient temperature is below 50° F or could fall below 32° F within 24 hours of application.
  2. When rain or dew is likely to occur before product dries.
  3. In later afternoon, when facing conditions of high humidity, as overnight dew can cause product wash-off.

### **1.7 Warranty**

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**Part 2. Products**

**2.1 Acceptable Products**

- A. Insulation Board
  - 1. Match existing material
- B. Caulking Sealant
  - 1. Acrylic caulking sealant meeting the following physical properties shall be approved:
    - a. Elongation: >400%
    - b. Tensile Strength: >350 psi
    - c. VOC: <50g/L
  - 2. Manufacturer, product name and number, and product data sheets must be submitted to PM for approval prior to starting any warranted projects.
- C. Flashing Grade Acrylic Mastic
  - 1. Progressive Materials AM-400 series mastic
- D. Reinforcing Fabric
  - 1. Progressive Materials: PF 200 Polyester Fabric
    - a. PF 206 – 6"
    - b. PF 212 – 12"
- E. Seam Sealer
  - 1. Progressive Materials: AM -400 series mastic
- F. Moisture Relief Vents
  - 1. Progressive Materials: MRV 600 One-Way Roof Vent
- G. Skylight Sealer
  - 1. Progressive Materials: Pro-Seal HS 3220 Clear Silicone Skylight Coating
- H. Acrylic Coating
  - 1. Progressive Materials: Pro-Hydro AC 1200 Acrylic Roof Coating
- I. Progressive Materials Primer
  - 1. P-160 Bleed Block Primer

**2.2 Acrylic Coating Materials**

- J. Approved roof coating is Pro-Hydro AC 1200 Acrylic Roof Coating, manufactured by Progressive Materials, LLC and complying with the following minimum properties:
  - 1. Tensile Strength: ASTM D-2370
  - 2. Elongation: ASTM D-2370 388 ±25
  - 3. Water Vapor Permeance: ASTM D-1653 ± 2
  - 4. Color: Owner to select standard topcoat color.
  - 5. Solids Content: 53 ± 2
  - 6. VOC Content: < 50 grams/liter
  - 7. Initial Solar Reflectivity: .84 \* White only
  - 8. Initial Thermal Emissivity: .91 \* White only
  - 9. SRI Value: 106

**Part 3. Execution**

**3.1 Performance Requirements**

- A. Verify roof slope prior to beginning installation.
  - 1. Standing water areas of any size will adversely affect the performance of any roofing system. Care should be taken during examination to identify any areas of standing water present on the roof 24 or more hours after the latest rain event. In standing water areas where positive drainage





does not exist, measures such as lowering drains, installing additional drains, etc. must be taken to ensure positive drainage and eliminate all instances of standing water on the roof. Any section of the roof exposed to standing water after the completion of the Acrylic Roof Coating Restoration project will be excluded from warranty.

- B. Perform moisture survey of roof to identify any wet insulation.
- C. Identify all seam failures, flashings failures and inadequate sheet metal details.
- D. Inspect all roof drains to ensure proper performance.
- E. Inspect all roof system fasteners for back out.

### 3.2 Cleaning

1. Substrate Condition:

**Condition A (Stable):** Existing substrate Coating is well-adhered with minor surface dirt or light biological growth.

**Condition B (Degraded):** Coating is flaking, "alligatoring," or shows significant silt buildup/heavy moss, aluminum coating

Ensure all roof drains are clear, and gutters are functional to prevent ponding during the process.

2. Cleaning Procedures:

**A. Power Washing "Soft Wash":**

Equipment: Pressure washer equipped with a wide-angle fan tip (minimum 40°) or rotating surface cleaner. Do not exceed 1,500 PSI.

Fan tip distance 12–18 inches from the surface. Surface cleaner should not exceed 1,500 PSI.

Always spray with the laps (downslope), never against the seams, to avoid forcing water under the membrane.

Use a biodegradable surfactant or a specialized roof cleaner if heavy oils are present.

**B. Power Brooming (Mechanical Agitation)**

Equipment: Walk-behind power broom with soft-to-medium nylon bristles. Steel bristles are prohibited. Ex: ARIENS Power Brush. Model# 926088

Used primarily for "Condition B" areas where silt or heavy sediment has dried and bonded to the surface. Or existing coatings prone to delamination, peeling or cracking.

Technique: Operate at low RPMs to prevent "burning" the membrane through friction heat.

Sweep debris toward a central collection point or toward the perimeter (if using a debris containment system).

Always follow power brooming with a blower or low-pressure rinse to remove the loosened fines.

### 3.3 Preparation

F. Membrane Cleaning:

1. After the surface has dried, perform an adhesion test. If the coating does not properly adhere to the surface, apply Pro-Prime P-160 bleed block primer at 1 gallon per square .

2. Any areas of grease contamination are to be cleaned with industrial strength detergent.

G. Wet Insulation Areas:

1. Roof areas containing moisture below the roof surface shall either be replaced, or for areas less than 500 sq. ft. with moderate moisture content, a moisture relief vent shall be installed.

a. Wet Insulation Replacement (wet area is greater than 500 sq. ft.)

1) Remove roof system and wet insulation

2) Replace insulation with identical insulation materials. Fasten new insulation at a rate of 1 fastener per 2 square feet.





- 3) Roof system is to be replaced with like materials and overlapped a minimum of 12" on to the existing roof system.
- 4) At the leading edges of roof patches, apply a 3-course coating and fabric utilizing the PF 200 Polyester Fabric and Pro-Hydro AC 1200 Acrylic Roof Coating.
  - a) Apply 1.5 gallons per square (25 mils) of acrylic coating over surface to receive fabric.
  - b) Embed fabric into acrylic coating while still wet. Smooth out fabric and ensure there are no wrinkles or fishmouths
  - c) After the base coating has cured, apply 1.5 gallons per square (25 mils) of Pro-Hydro AC 1200 Acrylic Roof Coating over the fabric to ensure complete saturation.

b. Moisture Relief Vent Installation (wet area is less than 500 sq. ft.)

- 1) Locate center of moisture containing insulation.
- 2) Cut a 4" diameter opening through the membrane and insulation material; remove material to vapor barrier or deck.
- 3) Lay the MRV 600 Roof Vent on top of roof system and attach vent to the roof deck with the appropriate fastener. Install 4 fasteners per vent, evenly spaced.
- 4) Clean area of vent that is to receive flashing material with clean rag and solvent to remove oil film from vent.
- 5) Flash in vent:
  - a) Apply a 3-course coating and fabric utilizing the PF 200 Polyester Fabric and Pro-Hydro AC 1200 Acrylic Roof Coating.
    - (1) Apply 1.5 gallons per square (25 mils) of acrylic coating over surface to receive fabric.
    - (2) Embed fabric into acrylic coating while still wet. Fabric should extend at least 2" on to the flange of the vent and at least 4" on to the roof surface.
    - (3) After the base coating has cured, apply 1.5 gallons per square (25 mils) of acrylic coating over the fabric to ensure complete saturation.

H. Flashings Details: Ensure all existing flashings provide a watertight condition. If necessary, re-flash any areas required utilizing a 3-course fabric detail as outlined above.

I. Lap Seam Treatment:

- 1. Identify and repair all lap seam failures utilizing a 3-course coating fabric detail as outlined above.
- 2. To ensure complete encapsulation of the lap seams at the completion of the project, apply 1.5 gallons per square (25 mils) of Pro-Hydro AC 1200 Acrylic Roof Coating over all lap seams prior to coating the field of the roof. Coverage rate of seam approximately 50 mils after top coat completion.

J. Sheet Metal: Ensure all sheet metal is in good condition and will provide a watertight condition. If necessary, replace or repair any sheet metal required.

### 3.4 Acrylic Coating Installation

- 15. Ensure the surface is completely dry.
- 16. All passes must be completely cured before applying next pass.
- 17. Coating passes should be perpendicular to each other. (cross hatched)





**PREMIUM COATING SYSTEMS**

Warranty Requirements

| 10-Year Warranty   | 15-Year Warranty   | 20-Year Warranty   |
|--|--|--|
| 10-Year Warranty: 25 dry mils (two passes at 1.5 gal/sq. total 3 gal). | 15-Year Warranty: 34 dry mils (three passes for a total of 4 gal). | 20-Year Warranty: 42.5 dry mils (three passes for a total of 5 gal). |
| <b>Base Coat</b>   |  |  |
| <b>1.5 gal/sq.</b>   | <b>1.5 gal/sq.</b>   | <b>1.75 gal/sq.</b>  |
| <b>Intermediate Coat</b>   |  |  |
| <b>1.5 gal/sq.</b>   | <b>1.5 gal/sq.</b>   | <b>1.75 gal/sq.</b>  |
| <b>Topcoat</b>   |  |  |
| <b>—</b>   | <b>1 gal/sq.</b>   | <b>1.25 gal/sq.</b>  |

K. **NOTES:**

1. While spraying the acrylic coating, special effort should be made to have pass lines overlap on membrane seams as to provide additional coating thickness on the seams.
2. It is strongly recommended that the coating should be applied with a roller at all edges and penetrations to prevent overspray and provide a clean straight edge.
3. Any subsequent membrane repairs after the coating installation should be performed with three-course coating and fabric if needed.
4. To prevent topcoat from yellowing due to bleed through use Progressive Materials P-160 Bleed Block Primer at 1 gallon per 100 square feet.

**3.5 Skylight Coating Installation**

- L. Skylights should not be coated until after the surrounding roof surface has received Pro-Hydro AC 1200 Acrylic Roof Coating to ensure adequate adhesion to the roof-skylight flashing surface.
  1. The skylight surface must be completely clean, dry, and free of loose particles.
    - a. HS 3220 Pro-Eco Lite Skylight coating should be applied to receive a final dry mil thickness of 30 mils (approximately 2.25 gallons/square). It is advised that HS 3220 be applied in multiple coats to eliminate sag or runoff.



**3.6 Field Quality Control**

M. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation upon completion and submit report to Owner/Architect. There shall be no items on the roof that could inhibit the inspection process, such as solar panels, decking systems, etc.

1. Notify Owner 48 hours in advance of date and time of inspection.

a. Repair or remove and replace components of roofing system where inspection results indicate that they do not comply with specified requirements.

**3.7 Cleaning**

N. Remove any overspray from adjacent surfaces using cleaning agents and procedures recommended by manufacturer of affected construction.

O. In areas where finished surfaces are soiled by work of this section, consult manufacturer of surfaces or cleaning advice and conform to their instructions.

P. Repair or replace defaced or disfigured finishes caused by work of this section.

**3.8 Protection of Finished Work**

Q. Ensure roof surface is free of traffic for minimum of 12 hours after acrylic coating application or until coating is completely cured.

R. Ensure any subsequent work does not cause damage to finished roof system. If necessary, install protection over finished roof area.

