

## White High Solids Silicone over Metal Building Owner Stops Leaks & Saves Money



### SILICONE ROOFING SYSTEMS

**Roof Size**  
60,000 square feet

**Substrate**  
Metal

**Location**  
New Albany, IN



#### Project Overview

After noticing roof leaks in some of their tenant's stores, the building owner decided it was time to replace or repair the roof. Since the roof sat atop of a Kroger (among other stores) a roof tear-off would have been a major headache! Coordinating a roof tear while the occupants could remain open would cause a logistical nightmare and be extremely costly for the building owner.

After putting out a request for bids, the owner was pleased to learn that the roof could be coated with silicone for half the cost of a roof replacement. The silicone restoration also saved time and offered the owner piece of mind knowing that the roof would be waterproof for decades! As an added bonus, **the building would also become more temperature stable and save energy costs** due to white silicone's reflective qualities!



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### The Solution

Luckily, the existing metal substrate was in decent condition when the job started. The leaks were coming from the seams and penetrations, which is pretty common. In order to stop the leaks and waterproof the entire roof, the roof contractor used a simple 4-step method:

1. Power wash the roof
2. Apply rust-inhibitive primer on any areas of rust damage
3. Apply PM's FG 401 to all seams and penetrations
4. Coat entire roof with PM's HS 3201 silicone

In order to speed up the process, the team was able to power wash the roof and apply the rust-inhibitive primer at the same time. Coating all seams and penetrations can take a lot of time, but our FG 401 is a thick silicone that can be easily brush-applied. After finishing the prep work they were ready to apply HS 3201. The contractor spray-applied the silicone on this project to save time, man-power, and money.



### Final Analysis

In just 20 (working) days, the contractor was able to power wash, prep, and coat the entire 60,000 square foot roof! To make this feat even more impressive, they did this with only a 4-6 man team!

If the building owner would have decided to go with a full roof replacement, the project would have taken longer, been far more costly, used more man-power, and created major headaches for tenants. Because of our easy-to-apply silicone, **the roof was restored and given new life for half the cost, in less than a month.**



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