



About EPDM

EPDM, commonly known as a “rubber roof,” stands for ethylene propylene diene monomer. It is manufactured in large sheets or rolls and is typically glued down to the roof. While an EPDM roof has an expected life span of 30 years, the adhesives that hold the substrate on the roof can fail at the seams and penetrations, allowing water into the building. These leaks, if not repaired, will break down the underlying decking rapidly. Additionally, EPDM, unlike silicone, has a poor resistance to petroleum-based products and will breakdown when it comes in contact with these products.



The Repair to End All Repairs

By applying a thin layer of PM silicone directly to the EPDM roof surface, you can completely restore your roof, eliminating leaks and repairs for up to 20 years. Our silicone creates a completely seamless membrane on top of the EPDM. By removing seams from the roof, you remove the main water entry points. Arguably the greatest difference is the white color compared to EPDM's black appearance. In warmer climates, this color difference will lead to a major building temperature decrease leading to lower energy bills for the building occupant.

Applying PM Silicone to an EPDM Roof

One of the key benefits to PM Silicone is the ease of application. After you thoroughly powerwash the existing EPDM membrane, you can completely restore a failing EPDM roof in four easy steps, seen on the next page.



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Roof Coating Restoration Over EPDM Improve Performance, Extend Roof Life



1) Cleaning

The first step in any silicone restoration is to powerwash the roof. For most EPDM membranes, this will suffice. If, however, there is chalking or major buildup on the roof PM's P-120 rinseable cleaner can be used to promote strong adhesion on the EPDM's surface.



2) Primer (Not mandatory)

To preserve silicone's bright white appearance, our P-110 EPDM Bleed-Block Primer can be used. This primer is not necessary for good adhesion and will only be used on roofs where aesthetics matter. Oils in EPDM membranes can bleed through silicone and turn a white surface yellow without this primer.



3) Seam Preparation

It is best practice to coat all seams on an EPDM roof before applying the silicone top coat. If the roof is in bad condition, butyl fleece tape should be applied first and then coated with a thin layer of silicone. If the roof is in OK condition, you can simply coat the seams with a thin layer of silicone before moving to the next step.

4) The Top Coat

After all the seams and penetrations have been prepped, it is time to apply the top coat. PM Silicone can be rolled on using a nap roller or sprayed on using a heavy duty spray rig. The thickness of the coating will depend on what kind of warranty the building owner is looking for. On EPDM roofs, the max thickness you will apply is 35 mils.

Additional Benefits

In addition to creating a seamless, watertight membrane on your EPDM roof, a PM Silicone RCR can help by increasing UV stability - lowering the buildings internal temperature and the energy bill. PM Silicone offers environmental benefits by eliminating the need for a roof tear-off keeping tons of waste out of landfills. Finally, the cost savings can be huge by using PM Silicone. A roof restoration typically take about half the time of a re-roof and only requires half the crew. This time savings is passed down to the building owner, making PM Silicone a cost-effective solution.



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