



Construction Documents

Lewis County
351 NW North St, Chehalis, WA 98532

2026 Roof Restoration

Lewis County Jail – New Jail Roof Restoration
28 SW Chehalis Ave, Chehalis, WA 98532

KCDA Contract

5072576

					
		Valid for 60 days. After that time, project conditions are subject to reassessment.			Effective 03/01/2025
PROJECT COST PROPOSAL THROUGH KCDA BID #025-D					
WEATHERPROOFING TECHNOLOGIES, INC. LINE ITEM PRICING					Contract #: AEPA IFB 025-D
OWNER:	LEWIS COUNTY - CHEHALIS WASHINGTON				Roofing & Building Envelope Services
PROJECT NAME:	LEWIS COUNTY JAIL RESTORATION				
QUOTE #	5072576				
DATE:	5/13/2026				
SCOPE OF WORK:	Perform IR/diagnostic scan over entire roof surface to identify any wet insulation in the existing roof.				
	Based on the diagnostic scan, roof has 50 sq/ft of wet insulation.				
	Adhesion Test Required per Manufacturer Requirements.				
	Peel up to 10 previous silicone patch work, exposing the original single ply membrane.				
	Power wash approximately 48,651 SqFt, at minimum 2,000 PSI for the removal of all oils, algae and debris.				
	Prior to application surface must be: clean, dry, free of dirt or oils, algae or other debris.				
	Cutback roof membrane and remove up to 50 sq/ft of wet insulation.				
	Install new insulation to match existing roof profile and mechanically fasten to deck.				
	Apply EPDM - TPO LV Single Ply Primer over cut seam and allow time to fully cure.				
	Cut-to-size EPDM Cover Tape, apply Tremseal Pro to entire perimeter and tool in.				
	Remove 26 Internal drain rings, cutback excess membrane to match drain bowl edge, Etch and apply M Primer.				
	Apply Geogard Primer, at .25 gal/sq, over existing coating repairs found throughout the field.				
	Apply Alphaguard MTS Base coat to entire field, walls, penetrations and drains, at 3 gal/sq., embed Permafab and back roll, creating a fully reinforced system.				
	Within 72 hours, apply Alphaguard MTS Top Coat, at 2 gal/sq. If allotted time has passed, Geogard Primer must be applied for proper adhesion.				
	Re-installed drains rings, using new galvanized hardware and paint drain strainers black.				
	Install up to 80 pads underneath blocks supporting conduit lines.				
	Place up to 12 water diverters at the base of each downspout. Apply Geogard Primer over previous patch work found throughout all roof levels.				
	Mask off where walkways were originally placed and install a granulated walkway system, using safety yellow, up to 800 LF at 36 inches wide. Geogard primer is required if coating has gone past 72 hours.				
	Install a 6 inch wide safety yellow line, 6 feet away from the entire perimeter edge.				
	Cutout and replace weathered sealant with Tremseal Pro, at metal flashings.				
	Mask off target areas, Etch and apply OneSeal Clean&Primeto 7 vents and 6 panel seems, along the far North end transition wall. Apply OneSeal black, embed permafab and apply another layer of OneSeal black over the top.				
	Remove work related debris on a daily basis.				
	Issue 25-year QA-Plus Warranty.				
	20yr Warranty on materials & workmanship				
	Provide all applicable permits				
	Job specific specification prepared and delivered.				
	Periodic on-site inspection and progress reports included.				
	Performance and payment bonds.				
	Prevailing wage rate project.				
Bid Item Number	Description of Cost Factors	Unit of Measure	Price	Quantity	Project Amount
3	Pressure cleaning, horizontal surfaces	SF	\$ 0.38	48,651	\$ 18,487.38
440	High performance, one part moisture triggered, polyurethane coating system with reinforcement	SF	\$ 16.06	48,651	\$ 781,335.06
498	25 Restoration Warranty Over 10,000 Square Feet Inspections In Years 2, 5, 10 & 15	SF	\$ 0.50	48,651	\$ 24,325.50

			TOTAL PROJECT COST		\$ 824,147.94
	* The pricing contained in this proposal is based in part on individual site-specific conditions and unique circumstances presented on each individual project, where applicable.				
	* Multiple proposals may not be combined into one Purchase Order or Contract due to Prevailing Wage Laws.				
	Separate Purchase Orders or Contracts will need to be issued for each Line Item Proposal.				



TREMCO[®]

ROOFING & BUILDING MAINTENANCE

12709 1st Ave NW
Seattle, WA 98177

Client: Lewis County - Jail

Address:
28 SW Chehalis Ave,
Chehalis, WA 98532

Drawn By:
Joe Sullivan

Date:
11/05/25

ROOFING NOTES:

ROOF AREAS:

New Jail:	Old Jail
A - 14,146 ft ²	I - 728 ft ²
A1 - 5,469 ft ²	J - 728 ft ²
B - 953 ft ²	K - 431 ft ²
C - 8,921 ft ²	L - 4,584 ft ²
C1 - 634 ft ²	M - 5,280 ft ²
C2 - 634 ft ²	N - 717 ft ²
D - 4,427 ft ²	O - 806 ft ²
E - 622 ft ²	P - 422 ft ²
F - 803 ft ²	Q - 230 ft ²
G - 268 ft ²	R - 634 ft ²
H - 9,717 ft ²	S - 350 ft ²

Total - 46,594 ft² Total - 14,910 ft²



*All measurements must be confirmed by Contractor.

Lewis County Jail - KCDA

SECTION 000101 - PROJECT TITLE PAGE

PART 1 - PROJECT MANUAL

1.1 PROJECT INFORMATION

- A. Project: Lewis County Jail - KCDA.
- B. Building: Lewis County Jail.
- C. Address: 352 NW N St, Chehalis, WA 98532.
- D. Owner: Lewis County - Chehalis, WA.
- E. WTI Project No.: 5072576.

PART 2 - PROJECT DRAWINGS (Published separately)

PART 3 - (Not applicable)

END OF SECTION 000101

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

000101 Project Title Page

DIVISION 01 - GENERAL REQUIREMENTS

011000 Summary

017700 Closeout Procedures

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

070150.74 Rehabilitation of Single Ply Roofing (Alphaguard)

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SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Access to site.
4. Coordination with occupants.
5. Work restrictions.
6. Specification and drawing conventions.

1.2 PROJECT INFORMATION

A. Facility Owner Information:

1. Owner Name: Lewis County - Chehalis, WA.
2. Roofing Advisor:
 - a. WTI Construction Manager will serve as the Owner's Consultant for project administration to the extent authorized by the Owner, to receive and respond to questions. WTI Construction Manager shall not perform engineering, legal review, or other services that are outside of the WTI Construction Manager's purview. WTI is not a design professional and assumes no such responsibility.
 - 1) WTI Construction Manager: Bruce Jordison; bjordison@wtiservices.com; 216-868-5525.
3. Direct all questions to Roofing Advisor.
 - a. Where individual specification sections refer to Owner, Owner may elect to delegate submittal and response responsibilities to Roofing Advisor.

B. Facility Information:

1. Building Name: V&R Lewis County Jail - OMNIA - MT.
2. Building Location: 352 NW N St, Chehalis, WA 98532.

C. Project Information:

1. Project Name: Lewis County Jail - KCDA.
2. WTI Project Number: 5072576.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and consists of the following:

1. Roof Area(s) / Section(s): A, A1, B, C, C1, C2, D, E, F, G, H.
 - a. Slope of Existing Roof: 1/8 inch per 12 inches.
 - b. The Work of the Project includes:
 - 1) Existing roof rehabilitation specified in Division 07 Section "Rehabilitation of Single Ply Roofing (AlphaGuard)".
 - c. General Description of the Work: The Contractor is advised that the following description is not intended to be comprehensive but rather to illustrate the general work anticipated.
 - 1) Clean roof surface and repair any defects.
 - 2) Replace areas indicated to be wet by moisture survey.
 - 3) Install AlphaGuard MTS Base Coat.
 - a) Backroll Permafab reinforcement fabric into wet base coat.
 - 4) Install AlphaGuard MTS Top Coat.

B. Type of Contract:

1. Project will be constructed under a single prime contract.

1.4 ACCESS TO SITE

A. Use of Site, Limited: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

1. Use of Site: Limit use of Project site to work in areas indicated and as directed by Owner. Do not disturb portions of Project site beyond areas in which the Work is indicated, including designated lay-down areas.
2. Driveways, Walkways and Entrances: Keep driveways, facility loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.

- a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- B. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.5 COORDINATION WITH OCCUPANTS

- A. Owner Occupancy: Owner will occupy site including existing and adjacent building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.
 - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
 - 2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.

1.6 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, unless otherwise indicated or approved by Owner.
 - 1. Weekend Hours: As authorized by Owner.
 - 2. Early Morning Hours: As authorized by Owner.
 - 3. Hours for Utility or Services Shutdowns: As authorized by Owner.
 - 4. Hours for noisy or disruptive activity: As authorized by Owner.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 - 1. Notify Owner not less than two days in advance of proposed utility interruptions.
 - 2. Obtain Owner's written permission before proceeding with utility interruptions.

- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 - 1. Notify Owner not less than two days in advance of proposed disruptive operations.
 - 2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor-air intakes.
- F. Controlled Substances: Use of other controlled substances on the Project site is not permitted.

1.7 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

SECTION 017700 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
 - 1. Substantial Completion procedures.
 - 2. Final completion procedures.
 - 3. Warranties.
 - 4. Final cleaning.
 - 5. Repair of the Work.

1.2 ACTION SUBMITTALS

- A. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.

1.3 CLOSEOUT SUBMITTALS

- A. Certificates of Release: From authorities having jurisdiction.
- B. Executed warranties specified in other Sections.
- C. Operation and maintenance manuals specified in other Sections.

1.4 SUBSTANTIAL COMPLETION PROCEDURES

- A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating the value of each item on the list and reasons why the Work is incomplete.
- B. Submittals Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
 - 1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
 - 2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, final completion construction

photographic documentation, damage or settlement surveys, and similar final record information.

3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
 4. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
- C. Procedures Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
 2. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
 3. Complete final cleaning requirements, including touchup painting.
 4. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Owner will either proceed with inspection or notify Contractor of unfulfilled requirements. Owner will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Owner, that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
 2. Results of completed inspection will form the basis of requirements for final completion.

1.5 FINAL COMPLETION PROCEDURES

- A. Submittals Prior to Final Completion: Before requesting final inspection for determining final completion, complete the following:
1. Submit a final Application for Payment according to established procedures.
- B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Owner will either proceed with inspection or notify Contractor of unfulfilled requirements. Owner will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

1.6 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

- A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction. Use CSI Form 14.1A.

1. Organize list of spaces in sequential order.
2. Include the following information at the top of each page:
 - a. Project name.
 - b. Date.
 - c. Name of Owner.
 - d. Name of Contractor.
 - e. Page number.
3. Submit list of incomplete items in the following format:
 - a. MS Excel electronic file. Owner will return annotated file.

1.7 SUBMITTAL OF PROJECT WARRANTIES

- A. Time of Submittal: Submit written warranties on request of Owner for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated, or when delay in submittal of warranties might limit Owner's rights under warranty.
- B. Obtain warranties and bonds executed by responsible Subcontractors, suppliers, and manufacturers. Verify documents are in proper form, contain full information, and are notarized, when required. Assemble warranty documents and bonds in protective binder with durable cover.
- C. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 FINAL CLEANING

- A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and State environmental and antipollution regulations.
- B. Cleaning: Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
 - 1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project:
 - a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
 - b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
 - c. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
 - d. Remove tools, construction equipment, machinery, and surplus material from Project site.
 - e. Remove snow and ice to provide safe access to building.
 - f. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
 - g. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
 - h. Sweep concrete floors broom clean in unoccupied spaces.
 - i. Remove labels that are not permanent.
 - j. Leave Project clean and ready for occupancy.
- C. Construction Waste Disposal: Comply with waste disposal requirements of Owner and authorities having jurisdiction.

3.2 REPAIR OF THE WORK

- A. Complete repair and restoration operations before requesting inspection for determination of Substantial Completion.

- B. Repair or remove and replace defective construction. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment. Where damaged or worn items cannot be repaired or restored, provide replacements. Remove and replace operating components that cannot be repaired. Restore damaged construction and permanent facilities used during construction to specified condition.
 - 1. Touch up and otherwise repair and restore marred or exposed finishes and surfaces. Replace finishes and surfaces that already show evidence of repair or restoration.
 - a. Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates. Remove paint applied to required labels and identification.
 - 2. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.

END OF SECTION 017700

SECTION 070150.74 - REHABILITATION OF SINGLE PLY ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Roof membrane coating preparation.
2. Application of reinforced fluid-applied roof membrane and flashings over existing mechanically attached TPO membrane roof.

B. Related Information:

1. Division 01 Section "Summary" for use of the premises and phasing requirements, and for restrictions on use of the premises due to Owner or tenant occupancy.

1.2 MATERIALS OWNERSHIP

- A. Demolished materials shall become Contractor's property and shall be removed from Project site.

1.3 DEFINITIONS

- A. Roofing Terminology: Refer to ASTM D1079 "Standard Terminology Relating to Roofing and Waterproofing" and glossary in NRCA's "The NRCA Roofing Manual: Membrane Roof Systems" for definition of terms related to roofing work in this Section.
- B. Roofing Coating Preparation: Existing roofing that is to remain and be prepared to accept restorative coating application.
- C. Patching: Removal of a portion of existing membrane roofing system from deck or removal of selected components and accessories from existing membrane roofing system and replacement with similar materials.
- D. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and reinstalled.
- E. Existing to Remain: Existing items of construction that are not indicated to be removed.
- F. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.
- G. Demolition Waste: Building and site improvement materials resulting from re-roofing preparation, demolition or selective demolition operations.

- H. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.

1.4 PREINSTALLATION MEETINGS

- A. Roofing Rehabilitation Preinstallation Conference: Conduct conference at Project site to review methods and procedures related to roofing system.
 - 1. Meet with Owner; roofing coating materials manufacturer's representative; roofing rehabilitation Installer including project manager and foreman; and installers whose work interfaces with or affects rehabilitation including installers of roof accessories and roof-mounted equipment requiring removal and replacement as part of the Work.
 - 2. Review temporary protection requirements for existing roofing system that is to remain uncoated, during and after installation.
 - 3. Review drawings and specifications.
 - 4. Procedures for salvaging and recycling of demolition and construction waste.
 - 5. Review temporary protection requirements for existing roofing system that is to remain, during and after installation.
 - 6. Review roof drainage during each stage of coating and review plugging and plug removal procedures.
 - 7. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
 - 8. Review methods and procedures related to re-coating preparation, including coating manufacturer's written instructions.
 - 9. Review base flashings, special roofing details, drainage, penetrations, equipment curbs, and condition of other construction that will affect coating.
 - 10. Review HVAC shutdown and sealing of air intakes.
 - 11. Review shutdown of fire-suppression, -protection, and -alarm and -detection systems.
 - 12. Review procedures for asbestos removal or unexpected discovery of asbestos-containing materials.
 - 13. Review governing regulations and requirements for insurance and certificates if applicable.
 - 14. Review existing conditions that may require notification of Owner before proceeding.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product specified.

1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Statements: For Installer, Manufacturer and Roofing Inspector.
 - 1. Letter written for this Project indicating manufacturer approval of Installer to apply specified products and provide specified warranty.
- B. Contractor's Product Certificate: Submit signed certification, on company letterhead, indicating products intended for Work of this Section, including product names and numbers and manufacturers' names, with statement indicating that products to be provided meet the requirements of the Contract Documents.
- C. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with requirements specified in "Performance Requirements" Article.
 - 1. Submit evidence of compliance with requirements specified in "Performance Requirements" Article.
 - a. Include: External fire resistance submittal.
 - 2. Product Compatibility: Indicate manufacturer has verified compatibility of roofing system components, including but not limited to: Roofing membrane, flashing sheets, adhesives and sealants.
- D. Warranties: Unexecuted sample copies of special warranties.
- E. Existing Conditions Photographs: Show existing conditions of adjoining construction and site improvements, including exterior finish surfaces adjacent to the Work, which might be misconstrued as having been damaged by re-coating operations. Submit before Work begins.
- F. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, and for dust control. Indicate proposed locations and construction of barriers.
- G. Field Quality Control Reports: Reports of Roofing Inspector. Include weather conditions, description of work performed, tests performed, defective work observed, and corrective actions required and carried out.
 - 1. Submit report within 48 hours after inspection.
- H. Manufacturer's Instructions: Submit copy of manufacturer's written installation instructions for specified roofing system.

1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: To include in maintenance manuals.
- B. Warranties: Executed copies of approved warranty forms.

1.8 QUALITY ASSURANCE

- A. **Installer Qualifications:** An employer of workers trained and certified by manufacturer, including a full-time on-site supervisor with a minimum of five years' experience installing products comparable to those specified, able to communicate verbally with Contractor, manufacturer's product and furnish warranty of type specified. and employees, and qualified by the manufacturer to install manufacturer's product and furnish warranty of type specified.
- B. **Manufacturer Qualifications:** Primary product manufacturer with minimum five years' experience in manufacture of comparable products in successful use in similar applications, and able to furnish warranty with provisions matching specified requirements.
 - 1. **Approval of Other Manufacturers and Comparable Products:** Submit the following in accordance with project substitution requirements, within time allowed for substitution review:
 - a. Product data, including certified independent test data indicating compliance with requirements.
 - b. Samples of each component.
 - c. Sample submittal from similar project.
 - d. Project references: Minimum of five installations of specified products not less than five years old, with Owner contact information.
 - e. Sample warranty.
 - 2. Approved manufacturers must meet separate requirements of Submittals Article.
 - 3. Substitutions following award of contract are not allowed except as stipulated in Division 01 General Requirements.
- C. **Roofing Inspector Qualifications:** A technical representative of manufacturer not engaged in the sale of products and experienced in the installation and maintenance of the specified roofing system, qualified to perform roofing observation and inspection specified in Field Quality Control Article, to determine Installer's compliance with the requirements of this Project, and approved by the manufacturer to issue warranty certification. The Roofing Inspector shall be one of the following:
 - 1. An authorized full-time technical employee of the manufacturer.
 - 2. An independent party certified as a Registered Roof Observer by the International Institute of Building Enclosure Consultants (formerly the Roof Consultants Institute) retained by the Contractor or the Manufacturer and approved by the Manufacturer.
- D. **Manufacturer's Installation Instructions:** Obtain and maintain on-site access to manufacturer's written recommendations and instructions for installation of products.

1.9 PROJECT / FIELD CONDITIONS

- A. Weather Limitations: Proceed with rehabilitation work only when existing and forecasted weather conditions permit Work to proceed without water entering into existing roofing system or building.
 - 1. Store all materials prior to application at temperatures recommended by manufacturer.
 - 2. Apply coatings within range of ambient and substrate temperatures recommended by manufacturer.
 - 3. Do not apply roofing in snow, rain, fog, or mist.
- B. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life or application time frame.
- C. Protect building to be rehabilitated, adjacent buildings, walkways, site improvements, exterior plantings, and landscaping from damage or soiling from rehabilitation operations.
 - 1. Handle and store roofing materials and place equipment in a manner to avoid permanent deflection of deck.
- D. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
- E. Daily Protection: Coordinate installation of roofing so insulation and other components of roofing system, that are not to be permanently exposed, are not subjected to precipitation or left uncovered at the end of the workday or when rain is forecast.
- F. Owner will occupy portions of building immediately below re-coating area. Conduct re-coating so Owner's operations will not be disrupted. Provide Owner with not less than 72 hours' notice of activities that may affect Owner's operations.

1.10 WARRANTY

- A. Manufacturer's Warranty: Roof System Manufacturer's standard form in which Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within warranty period, as follows.
 - 1. Form of Warranty: Manufacturer's standard warranty form.
 - 2. Scope of Warranty: Work of this Section and including sheet metal details and termination details installed by the roof system Installer and approved by the Roof System Manufacturer.
 - 3. Warranty Period: 25 years from date of completion.
- B. Manufacturer Inspection and Preventive Maintenance Service: To report maintenance responsibilities necessary for preservation of Owner's warranty rights and to perform periodic routine maintenance required, as described in Manufacturer's standard form. The cost of manufacturer's inspections and preventive maintenance is included in the Contract Sum.

1. Scope of Service: Manufacturer's standard form.
2. Inspections to occur in following years: 2, 5, 10, 15 and 20 following completion.
- C. Installer Warranty: Installer's warranty signed by Installer, as follows.
 1. Form of Warranty: Form acceptable to Roofing Manufacturer and Owner.
 2. Scope of Warranty: Work of this Section.
 3. Warranty Period: 3 years from date of completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Qualified: Subject to compliance with requirements, provide products by a manufacturer meeting the following.
 1. Qualification requirements: As specified in Part 1 Quality Assurance Article.
- B. Source Limitations: Obtain components for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.

2.2 PERFORMANCE REQUIREMENTS

- A. General Performance: Rehabilitated roofing shall withstand exposure to weather without failure or leaks due to defective manufacture or installation.
 1. Accelerated Weathering: Roofing system shall withstand 5000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.
- B. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing manufacturer based on testing and field experience.
- C. Exterior Fire-Test Exposure: Roofing system exterior fire-test exposure performance following application of rehabilitation coating shall be not be less than that of the prerehabilitated roof performance when tested in accordance with UL 790, based upon manufacturer's tests of identical applications.

2.3 MATERIALS, GENERAL

- A. General: Rehabilitation materials recommended by roofing system manufacturer for intended use and compatible with components of existing membrane roofing system.
- B. Infill Materials: Where required to replace test cores and to patch existing roofing, use infill materials matching existing membrane roofing system materials, unless otherwise indicated.

- C. Temporary Roof Drainage: Design and selection of materials for temporary roof drainage are responsibilities of the Contractor.

2.4 FLUID-APPLIED ROOFING MEMBRANE COATING

- A. Polyurethane Elastomeric Fluid-Applied System: Two-coat fluid-applied roofing membrane formulated for application over prepared existing roofing substrate.

1. Polyurethane Roof Coating System Base Coat: Single-part moisture-curing, for use with a compatible top coat.
 - a. Combustion Characteristics, UL790: Maintains combustion characteristics of existing roof system.
 - b. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 50 g/L.
 - c. Accelerated Weathering, 5000 hours, ASTM G154: Pass.
 - d. Hardness, Shore A, minimum, ASTM D2240: 85.
 - e. Solids, by volume, ASTM D2697, minimum: 87 percent.
 - f. Minimum Thickness, Base Coat on Smooth Surface: 48 mils (1.22 mm) wet.
2. Polyurethane roof coating system top coat, low odor low VOC single-part, for application over compatible base coat.
 - a. Combustion Characteristics, UL790: Maintains combustion characteristics of existing roof system.
 - b. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 50 g/L.
 - c. Accelerated Weathering, 5000 hours, ASTM G154: Pass.
 - d. Hardness, Shore A, minimum, ASTM D2240: 85.
 - e. Solids, by volume, ASTM D2697: 87.
 - f. Minimum Thickness: 32 mils (0.81 mm) wet over cured base coat.
 - g. Minimum Thickness, Slip-Resistant Coat: 20 mils (0.50 mm) wet.
 - h. Color: White.

- B. Primers:

1. Primer for Non-Porous Surfaces: Single-part, water based primer to promote adhesion of urethanes to metals, PVC and other non-porous surfaces.
 - a. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 22 g/L.

- b. Nonvolatile Content, minimum, ASTM D2369: 5 percent.
 - c. Density at 77 deg F (25 deg C): 8.3 lb/gal (1kg/L).
 - 2. Primer for Intercoat and Substrate Adhesion: Single-part, quick-drying primer to promote adhesion of urethane products to previous urethane coats and to other approved surfaces.
 - a. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 100 g/L.
 - b. Coverage Rate, 400 sq. ft/ gal. (10 m²/ L): 4 mils (0.10 mm) wet.
- C. Fluid-Applied Roofing Reinforcing Fabric:
 - 1. Polyester Reinforcing Fabric: 100 percent stitch-bonded mildew-resistant polyester fabric intended for reinforcement of compatible fluid-applied membranes and flashings.
 - a. Tensile Strength, Minimum, ASTM D5034 (2-inch): MD - 110 lbs (49.8 kg); XMD - 60 lbs (27.2 kg) avg.
 - b. Elongation, Minimum, ASTM D5034 (1-inch): MD - 25 percent; XMD - 100 percent.
 - c. Tear Strength, Minimum, ASTM D5587: MD - 20 lbs (9.0 kg) avg; XMD - 20 lbs (9.0 kg) avg.
 - d. Weight: 3 oz./sq. yd (102 g/sq. m).

2.5 AUXILIARY MATERIALS

- A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with existing roofing system and fluid-applied roofing coating system.
- B. Seam Sealer: Waterproof seam and patching material compatible with applied coating.
 - 1. Same product as roof coating base coat.
- C. Joint Sealant: Elastomeric joint sealant compatible with applied coating, with movement capability appropriate for application.
 - 1. Joint Sealant, Polyurethane: ASTM C920, Type S, Grade NS, Class 50 single-component moisture curing sealant, formulated for compatibility and use in dynamic and static joints; paintable.
 - a. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 40 g/L.
 - b. Hardness, Shore A, ASTM C661: 40.
 - c. Adhesion to Concrete, ASTM C794: 35 pli.
 - d. Tensile Strength, ASTM D412: 350 psi (2410 kPa).

- e. Color: Closest match to substrate.
- D. Fasteners: Factory-coated steel fasteners and metal plates meeting corrosion-resistance provisions in FM 4470; designed for fastening roofing membrane components to substrate; tested by manufacturer for required pullout strength; and acceptable to roofing system manufacturer.
- E. Metal Flashing Sheet: Provide metal flashing sheet matching type, thickness, finish, and profile of existing metal flashing and trim.
 - 1. Slip Flashing: Fabricate from the following material:
 - a. Aluminum, ASTM B209/B209M, 0.032 inch (0.81 mm) thick.
 - b. Finish: Mill finish, unless otherwise indicated.
- F. Miscellaneous Accessories: Provide miscellaneous accessories recommended by roofing system manufacturer.

2.6 WALKWAYS

- A. Walkway Materials:
 - 1. Polyurethane Top Coat, Slip-Resistant: Second top coat with broadcast slip-resistant aggregate.
 - a. Minimum Thickness: As indicated in Part 2 product listing; over cured top coat.
 - b. Ceramic granules: 10 to 15 lb/100 sq. ft.
 - 2. Color: As selected from manufacturer's standard colors.
 - a. Include 4-inch- (100-mm-) wide outline stripes; as selected from manufacturer's standard colors.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine existing roofing substrates, with Installer present, for compliance with requirements and for other conditions affecting application and performance of roof coatings.
 - 1. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance.
 - 2. Verify compatibility with and suitability of substrates.
 - 3. Verify that substrates are visibly dry and free of moisture.
 - 4. Verify that roofing membrane surfaces have adequately aged to enable proper bond with base coat.

5. Verify that roofing membrane is free of blisters, splits, open laps, indications of shrinkage, and puncture damage or other indications of impending roof system failure.
6. Commencing application of coatings indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Protect existing roofing system that is indicated not to be rehabilitated, and adjacent portions of building and building equipment.
 1. Mask surfaces to be protected. Seal joints subject to infiltration by coating materials.
 2. Limit traffic and material storage to areas of existing roofing membrane that have been protected.
 3. Maintain temporary protection and leave in place until replacement roofing has been completed.
- B. Pollution Control: Comply with environmental regulations of authorities having jurisdiction. Limit spread of dust and debris.
 1. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 2. Remove debris from building roof by chute, hoist, or other device that will convey debris to grade.
- C. Verify that rooftop utilities and service piping affected by the Work have been shut off before commencing Work.
- D. Shut down air intake equipment in the vicinity of the Work in coordination with the Owner. Cover air intake louvers before proceeding with coating work that could affect indoor air quality or activate smoke detectors in the ductwork.
- E. Maintain roof drainage components in functioning condition to ensure roof drainage at end of each workday. Prevent debris from entering or blocking roof drainage and conductors. Use plugs specifically designed for this purpose. Remove plugs at end of each workday, when no work is taking place, or when rain is forecast.
 1. Do not permit water to enter into or under existing membrane roofing system components that are to remain.

3.3 ROOFING COATING PREPARATION

- A. Removal of Wet Insulation: Remove portions of roofing membrane with underlying wet insulation. Remove wet insulation, fill in tear-off areas to match existing insulation and membrane, and prepare patched membrane for application of roof coating as specified below.
- B. Repair of Ponding Areas: Repair areas indicated as ponding areas or areas of inadequate drainage by removing roof membrane, adding additional insulation as required to provide minimum slopes

to drain required by roofing rehabilitation coating manufacturer, and replace membrane with material matching existing. Submit photographic report indicating compliance.

C. Membrane Surface Preparation:

1. Remove walkway pads and pavers from roofing membrane. Discard damaged pavers.
2. Remove blisters, ridges, buckles, roofing membrane fastener buttons projecting above the membrane, and other substrate irregularities from existing roofing membrane that would inhibit application of uniform, waterproof coating.
3. Broom clean existing substrate.
4. Substrate Cleaning: Clean substrate of contaminants such as dirt, debris, oil, and grease that can affect adhesion of coating by power washing at minimum 2,000 psi (13,800 kPa).
 - a. Dispose of waste water in accordance with requirements of authorities having jurisdiction.
5. Verify that existing substrate is dry before proceeding with application of coating. Spot check substrates with an electrical capacitance moisture-detection meter.
6. Verify adhesion of new products.

D. Existing Flashing and Detail Preparation: Repair flashings, gravel stops, copings, and other roof-related sheet metal and trim elements. Reseal joints, replace loose or missing fasteners, and replace components where required to leave in a watertight condition.

1. Do not damage metal counterflashings that are to remain. Replace metal counterflashings damaged during removal with counterflashings of same metal, weight or thickness, and finish.
2. Roof Drains: Remove drain strainer and clamping ring. Grind metal surfaces down to clean, bare, metal.

E. Surface Priming: Prime surfaces to receive fluid-applied coating using coating manufacturer's recommended product for surface material. Apply at application rate recommended by manufacturer.

1. Ensure primer does not puddle and substrate has complete coverage.
2. Allow to cure completely prior to application of coating.

3.4 FLUID-APPLIED FLASHING APPLICATION

A. Fluid-Applied Flashing and Detail Base Coat Application: Complete base coat and fabric reinforcement at parapets, curbs, penetrations, and drains prior to application of field of fluid-applied membrane. Apply base coat in accordance with manufacturer's written instructions.

1. Apply base coat on prepared and primed surfaces and spread coating evenly. Extend coating minimum of 8 inches (200 mm) up vertical surfaces and 4 inches (100 mm) onto horizontal surfaces.
2. Back roll to achieve minimum coating thickness indicated on Part 2 product listing, unless greater thickness is recommended by manufacturer; verify thickness of base coat as work progresses.
3. Reinforcing Fabric: Embed fabric reinforcement into wet base coat. Lap adjacent flashing pieces of fabric minimum 3 inches (75 mm) along edges and 6 inches (150 mm) at end laps.
 - a. Roll surface of fabric reinforcing to completely embed and saturate fabric. Leave finished base coat with fabric free of pin holes, voids, or openings.
4. Roof Drains: Install base coat onto surrounding membrane surface and metal drain bowl flange. Install target piece of fabric reinforcement immediately into wet base coat and roll to fully embed and saturate fabric. Reinstall clamping ring and strainer following application of top coat. Replace broken drain ring clamping bolts.
5. Allow base coat to cure prior to application of top coat.
6. Following curing of base coat and prior to application of top coat, sand raised or exposed edges of fabric reinforcement.

3.5 FLUID-APPLIED MEMBRANE APPLICATION

- A. Fluid-Applied Membrane Base Coat: Apply base coat to field of membrane in accordance with manufacturer's written instructions.
 1. Apply base coat on prepared and primed surfaces and spread coating evenly.
 2. Back roll to achieve minimum coating thickness indicated on Part 2 product listing, unless greater thickness is recommended by manufacturer; verify thickness of base coat as work progresses.
 3. Fabric Reinforcement: Embed fabric reinforcement into wet base coat. Lap adjacent pieces of fabric minimum 3 inches (75 mm) along edges and 6 inches (150 mm) at end laps.
 - a. Roll surface of fabric reinforcing to completely embed and saturate fabric. Leave finished base coat with fabric free of pin holes, voids, or openings.
 4. Allow base coat to cure prior to application of top coat.
 5. Following curing of base coat and prior to application of top coat, sand raised or exposed edges of fabric reinforcement.
- B. Fluid-Applied Membrane Top Coat: Apply top coat to field of membrane and flashings uniformly in a complete, continuous installation.

1. Allow base coat to cure prior to application of top coat.
 2. Following curing of base coat and prior to application of top coat, sand raised or exposed edges of fabric reinforcement.
 3. Prime base coat prior to application of top coat if top coat is not applied within 72 hours of the base coat application, using manufacturer's recommended primer.
 4. Apply top coat extending coating up vertical surfaces and out onto horizontal surfaces. Install top coat over field base coat and spread coating evenly.
 5. Back roll to achieve minimum coating thickness indicated on Part 2 product listing, unless greater thickness is recommended by manufacturer; verify thickness of base coat as work progresses.
 6. Avoid foot traffic on new fluid-applied membrane for a minimum of 24 hours.
- C. Joint Sealant: Apply joint sealant at terminations of coating application and in locations required for complete weathertight application.

3.6 WALKWAY INSTALLATION

- A. Walkways, General: Install walkways according to roofing manufacturer's written instructions.
1. Install walkways at following locations:
 - a. Where indicated on Drawings.
- B. Slip-Resistant Walkway Topcoat: Apply walkway second topcoat following application and curing of top coat. Locate as indicated.
1. Mask walkway location with tape.
 2. Prime first top coat prior to application of walkway top coat if walkway top coat is not applied within 72 hours of the first top coat application, using manufacturer's recommended primer.
 3. Apply walkway topcoat and back roll to achieve minimum coating thickness indicated on Part 2 product listing, unless greater thickness is recommended by manufacturer; verify thickness of base coat as work progresses.
 4. Broadcast Slip-Resistant Top Coat Aggregate in wet top coat at rate indicated in Part 2 product listing or as otherwise recommended by coating manufacturer.
 - a. Back roll aggregate and top coat creating even dispersal of aggregate. Remove masking immediately.
 5. Remove masking immediately.

3.7 FIELD QUALITY CONTROL

- A. Roofing Inspector: Contractor shall engage a qualified roofing inspector to perform roof tests and inspections and to prepare test reports.
 - 1. Engage a qualified roofing inspector for TBD full-time days on site, to perform roof tests and inspections and to prepare start up, interim, and final reports. Roofing Inspector's quality assurance inspections shall comply with criteria established in Quality Control and Quality-assurance Guidelines for the Application of Membrane Roof Systems."
- B. Roof Inspection: Contractor shall engage roofing system manufacturer's technical personnel to inspect roofing installation, and submit report. Notify Owner 48 hours in advance of dates and times of inspections. Inspect work as follows:
 - 1. Upon completion of preparation of first component of work, prior to application of re-coating materials.
 - 2. Following application of re-coating to flashings and application of base coat to field of roof.
 - 3. Upon completion of re-coating but prior to re-installation of other roofing components.
- C. Repair fluid-applied membrane where test inspections indicate that they do not comply with specified requirements.
- D. Arrange for additional inspections, at Contractor's expense, to verify compliance of replaced or additional work with specified requirements.

3.8 DISPOSAL

- A. Collect demolished materials and place in containers. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
 - 1. Storage or sale of demolished items or materials on-site is not permitted.
- B. Transport and legally dispose of demolished materials off Owner's property.

3.9 PROTECTING AND CLEANING

- A. Protect roofing system from damage and wear during remainder of construction period.
- B. Correct deficiencies in or remove coating that does not comply with requirements, repair substrates, and reapply coating.
- C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 070150.74

AlphaGuard™ MTS Base Coat

High Performance, One-Part, Moisture Triggered, Polyurethane Base Coat

FEATURES

Moisture Triggered Cure

High Solids Content

Single Component

Low Odor

Low VOC

Versatile

BENEFITS

- Uniform cure
- Resists foaming, blisters & pinholes
- Resists wash off
- Yields more dry waterproofing than lower solids products
- No mixing of multiple components
- No extra labor steps
- No pot life limitations
- Perfect option for odor sensitive accounts/facilities
- Meets all VOC regulation limits
- Suitable for use over many substrates/roof types

DESCRIPTION

AlphaGuard MTS Base Coat is a one-part, moisture triggered, polyurethane liquid applied product.

BASIC USES

AlphaGuard MTS Base Coat can be used in a variety of applications, including restoration or repair of approved existing roofing substrates, AlphaGuard PLUS system roof assemblies, application to structural concrete roof decks, and in IRMA/PRM and vegetative roof system assemblies. The product is installed in a fully-reinforced application utilizing AlphaGuard Glass Mat or Permafab reinforcements.

PACKAGING

5 gal (18.9 L) pails
2 gal (7.5 L) pails

COLOR

Gray

GRADE

Brush, Roller, Spray, Squeegee & Backroll

STORAGE

9 months in unopened containers.

Recommended storage conditions are indoors in a ventilated, dry area removed from heat, open flame, ignition sources, and direct sunlight. Storage temperatures should range from 60-70°F (15-21°C) and must not exceed 110°F (43°C).

On the job site, materials should remain on the pallet until use and be stored in a shaded, ventilated area. Materials should be covered with a light-colored, reflective tarp for protection against the elements. Allow for adequate air flow inside the pallets.

Storage life could be affected if the product is not stored properly.

APPLICATION

Surface Preparation: Surface must be clean, dry, in sound condition, and free of dirt, debris, and contaminants. Existing wet roofing components must be identified and replaced. Deficient areas of existing system must be repaired. All repairs should be made with like materials matching the existing components and allowed to properly cure prior to application of liquid-applied products.

Allow new concrete to cure for a minimum of 28 days and until moisture, RH, and compressive strength values reach an appropriate level. Concrete surfaces must be shot-blasted to a an ICRI 3-6 surface profile.

Metal surfaces and coated metal including fluoropolymer/PVDF coatings such as Kynar® (Registered trademark of Arkema Inc.) and Hylar® (Registered trademark of Solvay Solexis Inc.) must be ground to clean bright metal free of rust and primed prior to application.

If the surface has a pre-existing coating, paint, or sealant, please contact Tremco for adhesion/compatibility testing and surface preparation recommendations.

AlphaGuard™ MTS Base Coat

APPLICATION CONTINUED

Mixing: Mechanical mixing is typically not necessary. Ensure product is consistent in appearance and viscosity. Do not thin.

Priming: Primers may be needed on specific substrates/surfaces prior to application. See the AlphaGuard Installation Guide for recommended primers. AlphaGuard MT/MTS Base and Top Coats should be top-coated within 72 hours of application. If cured base or top coat is exposed for longer than 72 hours, an application of Geogard Primer will be required to promote adhesion between coats. Review the recommended primer product data sheet for specific product and application information.

Installation: Install product using one of the approved application methods evenly at the recommended coverage rate. Use wet mil gauges to monitor coverage rates throughout application.

Fully-Reinforced Application: Fully embed AlphaGuard Glass Mat or Permafab into wet AlphaGuard MTS Base Coat using a brush or roller until reinforcement is fully saturated and is free of voids, wrinkles, air pockets, standing fibers, etc. In overlap areas ensure wet base coat is present on the top of the embedded sheet and overlap side laps a minimum of 3" (76 mm) and end laps a minimum of 6" (152 mm). Follow the same guidelines to embed the reinforcement in these areas. Do not allow foot traffic on the AlphaGuard MTS Base Coat during application or until liquid product has cured. Once cured, apply top coat at the specified rate fully covering the embedded reinforcement.

ACCEPTABLE ROOF SURFACES

BUR Smooth	Concrete	MB Granule	MB Smooth	Single Ply
◆	◆	◆	◆	◆

COVERAGE RATES

Smooth BUR, Smooth MB, Single-Ply, Structural Concrete Substrates:

3 gals / 100 sq. ft. (1.2 L/m²) (48 wet mils)

Granule Surfaced MB Substrates:

4 gals / 100 sq. ft. (1.6 L/m²) (64 wet mils)

Note: Coverage rates are listed at minimum recommended rates. The application surface can affect the necessary coverage rate. Color top coats may require higher coverage rates or additional coats to provide adequate hiding and consistent appearance.

TEMPERATURE/WEATHER RECOMMENDATIONS

Min Ambient: 50°F (10°C)

Max Ambient: 110°F (43°C)

- Minimum temperatures must be rising following application
- Do not apply when dew point is within 5°F (2.7°C) of ambient temperatures
- Do not apply when precipitation, fog or dew is imminent prior to cure of the product

CURE TIMES

Skin Time:

1 hour @ 85°F (29°C) / 70% RH

2-3 hours @ 68°F (20°C) / 70% RH

4-6 hours @ 50°F (10°C) / 70% RH

Over-Coat Time:

2-4 hours @ 85°F (29°C) / 70% RH

6-10 hours @ 68°F (20°C) / 70% RH

16-18 hours @ 50°F (10°C) / 70% RH

Note: Cure times can be effected by a number of weather and jobsite conditions including but not limited to exposure to sunlight and wind, humidity, precipitation, and temperature.

SPRAY EQUIPMENT RECOMMENDATIONS

GENERAL GUIDELINES

Component: Single-Component

Pressure: 4,000 - 5,500 psi minimum

Tip Size: .039 - .049

SPRAY EQUIPMENT RECOMMENDATIONS

CONTINUED

CLEAN UP

LIMITATIONS

PHYSICAL PROPERTIES

CODES & APPROVALS

MAINTENANCE

PRECAUTIONS

AlphaGuard™ MTS Base Coat

Filters: Remove

Hose Type: High Pressure

WHIP: 1/4" High Pressure

Product Temp: 100 - 110°F (37 - 43°C)

- Must use heavy duty or industrial grade spray tips
- Properly clean and maintain spray equipment before, during, and after use
- Equipment should be properly grounded during use

Before the product cures, clean surfaces and equipment with mineral spirits or xylene. Spray equipment can be flushed/cleaned using MEK or xylene.

Not recommended for use over the following:

Roof Decks: Cementitious wood fiber, metal, poured-in-place gypsum, structural lightweight or lightweight insulating concrete, and wood decks (includes plywood, tongue and groove, etc.).

Products/Systems: Asphalt-based or coal tar gravel surfaced BUR systems, clay tile, corrugated or standing seam metal roof systems, expanded or extruded polystyrene insulation, fluoropolymer finished metal, shingles, silicone-based products, and tar-based products.

- Not for use under continuous immersion.

PROPERTY	TEST METHOD	TYPICAL VALUE
Abrasion Resistance	ASTM D4060	37 mg
Accelerated Weathering (4,500 hrs)	ASTM G154	Pass
Breaking Strength	ASTM D751	244 lbf/in
Crack Spanning	ASTM C1305	Pass - 2 mm / 0.08 in
Dimensional Stability	ASTM D1204	0%
Dynamic Puncture Resistance	ASTM D5635	50 J
Elongation	ASTM D412	250%
Flexibility	ASTM D522	Pass @ -40°F
Indentation Hardness	ASTM D2240	77 Shore A
Low Temperature Flexibility	ASTM D5147	Pass @ -50°F
Peak Load	ASTM D5147	447 lbf/in
Permeance	ASTM E96	0.021 perm-in
Static Puncture Resistance	ASTM D5602	95 lbf
Tear Strength	ASTM D751	215 lbf
Tensile Strength	ASTM D412	1,843 psi
Water Absorption	ASTM D95	0.1%
Water Vapor Transmission	ASTM E96	16 g/m ² per day
Volume Solids	ASTM D2697	87-89%
Weight Solids	ASTM D1644	88-90%
VOC		< 50 g/L

AlphaGuard MTS System Testing

Florida Building Code



Your local Tremco Roofing sales representative can provide you with effective maintenance procedures which may vary, depending upon specific conditions. Periodic inspections, early repairs and preventative maintenance are all part of a sound roof program.

Users must read container labels and Safety Data Sheets for health and safety precautions prior to use.

TECHNICAL SUPPORT

AlphaGuard™ MTS Base Coat

Your local Tremco Roofing sales representative, working with the Technical Service Staff, can help analyze conditions and needs to develop recommendations for special applications.



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Geogard® Primer

One-component, quick drying primer for urethane-based liquid applied products

DESCRIPTION

Geogard Primer is a single component primer designed to enhance adhesion to approved substrates and intercoat applications of urethane-based products.

BASIC USES

Geogard Primer is utilized to promote adhesion of newly applied urethane products to cured urethane products. It can also be used as primer over approved substrates.

GRADE

Brush, Roller, Spray

STORAGE

12 months shelf life in unopened containers when properly stored.

Recommended storage conditions are indoors in a ventilated, dry area removed from heat, open flame, ignition sources, and direct sunlight. Storage temperatures should range from 60-70°F (15- 21°C) and must not drop below 32°F (0°C) or exceed 110°F (43°C).

On the job site, materials should remain on the pallet until use and be stored in a shaded, ventilated area. Materials should be covered with a light-colored, reflective tarp for protection against the elements. Allow for adequate air flow inside the pallets.

Shelf life could be affected if the product is not stored properly.

APPLICATION

Surface Preparation: Surface must be clean, dry, in sound condition, and free of dirt, debris, and contaminants. Existing wet roofing components must be identified and replaced. Deficient areas of existing system must be repaired. All repairs should be made with like materials matching the existing components and allowed to properly cure prior to application of liquid-applied products.

If the surface has a pre-existing coating, paint, or sealant, please contact Tremco for adhesion/compatibility testing and surface preparation recommendations.

Installation: Install product using one of the approved application methods evenly at the recommended coverage rate. Use wet mil gauges to monitor coverage rates throughout application.

Do not allow the product to puddle. Once the primer becomes dry and tacky (typically 30-45 mins) it can be top coated. Primer must be top coated prior to curing hard, glossy, and tack-free (typically within 12 hours). If this occurs, clean the primed area and re-prime following the application instructions listed above.

COVERAGE RATES

1/4 gal / 100 sq. ft. (0.1 L/m²) (4 wet mils)

Note: Coverage rates are listed at minimum recommended rates. The application surface can affect the necessary coverage rate.

TEMPERATURE RECOMMENDATIONS

CURE TIMES

ACCEPTABLE ROOF SURFACES

CLEAN UP

LIMITATIONS

PHYSICAL PROPERTIES

MAINTENANCE

PRECAUTIONS

TECHNICAL SUPPORT



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Tremco Roofing and Building
Maintenance is part of Tremco
Construction Products Group.

Geogard® Primer

Min Ambient: 40°F (4.4°C)

Max Ambient: 100°F (37.7°C)

- Minimum temperatures must be rising following application
- Do not apply when dew point is within 5°F (2.7°C) of ambient temperatures
- Do not apply when precipitation, fog or dew is imminent prior to cure of the product

Recoat Time: 30-45 minutes @ 77°F (25°C) / 50% RH

Note: Cure times can be effected by a number of weather and jobsite conditions including but not limited to exposure to sunlight and wind, humidity, precipitation, and temperature.

BUR Gravel	BUR Smooth	Concrete	Metal	Metal Fluoropolymer	MB Granule	MB Smooth	Single-Ply	SPUF	Walls
	●				●	●	●		

Clean equipment with xylene. Any spills or over-coating must be cleaned immediately before product dries.

Not recommended for use over the following:

Roof Decks: Cementitious wood fiber, metal, poured-in-place gypsum, structural lightweight or lightweight insulating concrete, and wood decks (includes plywood, tongue and groove, etc.).

Products/Systems: Asphalt-based or coal tar gravel surfaced BUR systems, clay tile, corrugated or standing seam metal roof systems, expanded or extruded polystyrene insulation, fluoropolymer finished metal, shingles, silicone-based products, and tar-based products.

- Not for use under continuous immersion

PROPERTY	TYPICAL VALUE	TEST METHOD
Weight per Gallon (Liter)	10.32 lbs. (1.24 kg)	ASTM D 1475
Viscosity	20-50 CPS (mPas)	ASTM D 562
VOC	97 g/L	

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Your local Tremco Representative, working with the Technical Service Staff, can help analyze conditions and needs to develop recommendations for special applications. The services of the Tremco Research Center, which has earned a unique reputation in weatherproofing technology, complement and extend the service of the Tremco Service Staff.

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Permafab

Polyester reinforcing fabric

FEATURES

Highly Conformable
Polyester Technology
Open Weave

BENEFITS

- Conforms to even the most difficult details
- Non rotting, moisture resistant material
- Allows for improved wetting characteristics

DESCRIPTION

Permafab is 100% stitchbonded, polyester reinforcing fabric.

BASIC USES

Permafab is designed to be used in conjunction with designated Tremco liquid-applied products providing additional stability and strength properties to the application.

PACKAGING

4" x 300' roll (101.6 mm x 7.62 m)
6" x 300' roll (152.4 mm x 7.62 m)
12" x 300' roll (304.8 mm x 7.62m)
40" x 324' roll (1016 mm x 8.23 m)

COLOR

White

STORAGE

DO NOT ALLOW ROLLS TO BECOME WET

Recommended storage is indoors in a ventilated, dry area removed from heat, open flame, ignition sources and direct sunlight. Storage temperatures should range from 60-70°F (15-21°C) and must not drop below 32°F (0°C) or exceed 110°F (43°C).

On the job site, materials should remain on the pallet until use and be stored in a shaded, ventilated area. Materials should be covered with a light-colored, reflective tarp for protection against the elements. Allow for adequate air flow inside the pallets.

Performance could be affected if the product is not stored properly.

APPLICATION

Follow preparation/application recommendations for liquid applied products being used in conjunction with Permafab.

Apply Permafab as it comes off the roll. Do not flip or invert the reinforcement during use.

Fully-Reinforced Application: Fully embed Permafab into wet liquid applied product using a brush or roller until reinforcement is fully saturated and is free of voids, wrinkles, air pockets, standing fibers, etc. In overlap areas ensure wet product is present on the top of the embedded sheet and overlap side laps a minimum of 3" (76 mm) and end laps a minimum of 6" (152 mm). Follow the same guidelines to embed the reinforcement in these areas. Do not allow foot traffic on Permafab during application or until liquid product has cured. Once cured, apply top coat at the specified rate fully covering the embedded Permafab.

Partially-Reinforced System Application: Install a three-course application on all drainage components, field laps/seams, flashing base and vertical laps/seams, penetrations, etc. following Tremco detail guidelines. Install the three-course application fully embedding Permafab into wet liquid applied product using a brush or roller until reinforcement is fully saturated and is free of voids, wrinkles, air pockets, standing fibers, etc. Then fully encapsulate the Permafab with an additional application liquid applied product.

COVERAGE RATES

LIMITATIONS

PHYSICAL PROPERTIES

CODES & APPROVALS

MAINTENANCE

PRECAUTIONS

TECHNICAL SUPPORT



3735 Green Road
Beachwood, Ohio 44122
220 Wicksteed Avenue
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1.800.852.6013

Tremco Roofing and Building
Maintenance is part of Tremco
Construction Products Group.

Permafab

4" x 300' - Approx. 100 sq. ft. (9.2 m²)
6" x 300' - Approx. 150 sq. ft. (13.9 m²)
12" x 300' - Approx. 300 sq. ft. (27.8 m²)
40" x 324' roll - Approx. 1,080 sq. ft. (100.3 m²)

NOTE: Coverage rates do not account for overlapped areas.

Refer to the liquid-applied product data sheet for specific application information.

PROPERTY	TEST METHOD	TYPICAL VALUE
Ball Burst	ASTM D3787	90 lbs (40.8 kg)
Elongation	ASTM D5034 (1" Jaws)	MD - 25% XMD - 100%
Elongation	ASTM D5034 (2" Jaws)	MD - 25% XMD - 75%
Tear Strength	ASTM D5587	MD - 20 lbs (9.0 kg) XMD - 20 lbs (9.0 kg)
Tensile Strength	ASTM D5034 (1" Jaws)	MD - 55 lbs (24.9 kg) XMD - 60 lbs (27.2 kg)
Tensile Strength	ASTM D5034 (2" Jaws)	MD - 110 lbs (49.8 kg) XMD - 60 lbs (27.2 kg)
Thickness	ASTM D1777	0.018 in

Florida Building Code



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TremSEAL[®] Pro

One Component Polyurethane Roofing Sealant

FEATURES

Medium modulus

One Component

Smooth tooled finish

Non-sag

Compatible with many coatings

Extreme UV resistance

BENEFITS

- Ideal for moving joints or expansion
- No mixing required, reducing hazards, and labor costs
- Aesthetically pleasing
- Can be used on vertical joints
- Upon curing, may be top coated
- Long performance life

DESCRIPTION

TremSEAL Pro is a high-performance, high-movement, single-component, medium-modulus, low-VOC, UV-stable, non-sag, smooth tooled finish, polyurethane roofing sealant.

BASIC USES

TremSEAL Pro is a durable, flexible roofing sealant that offers excellent performance in moving joints and exhibits tenacious unprimed adhesion once fully cured, to concrete, metal and wood surfaces. Typical applications for TremSEAL Pro include roof reglets, termination bars, coping joints, expansion and control joints, precast concrete panel joints, perimeter caulking (windows, doors and panels), aluminum, masonry and vinyl siding.

Not recommended for use in chlorinated, potable, heavy or waste water.

PACKAGING

10.1 oz (300 mL) cartridges
20.2 oz (600 mL) sausages

COLOR

White (ctg + ssg), Aluminum Stone (ctg + ssg), Bronze (ctg + ssg), Limestone (ctg only), Black (ssg only)

STORAGE LIFE

1 year when stored at 40° to 110° F (5° to 43° C)

Store in original, undamaged packaging in a clean, dry, protected location with temperatures between 40° to 110° F (5° to 43° C).

COVERAGE RATE

Coverage Rates: 308' of joint per gallon for a ¼' x ¼" (6 mm x 6 mm) joint, which corresponds to approximately 25 linear feet per cartridge and approximately 50 linear feet per sausage.

SKIN & OVERCOAT TIME

2 hours with a tack-free time of 6 - 8 hours to significantly reduce dirt attraction.

APPLICABLE STANDARDS

TremSEAL Pro meets or exceeds the requirements of the following specifications:

- ASTM C920 Type S, Grade NS, Class 50, Ute NT, T, M, A, O, I
- US Federal Specification TT-S-00230C, Class A type II
- CAN/CGSB-19.13-M87
- International Code Council (ICC) Section R703.8 Flashing
- AAMA 714-15 Specification for Liquid-Applied Flashing
- NFPA 285 Listed Component

APPLICATION

Substrate Preparation: Surfaces must be sound and clean. All release agents, existing waterproofing, dust, loose mortar, paints or other finishes must be removed. This can be accomplished with a thorough wire brushing, grinding, sandblasting, or solvent washing, depending on the contamination.

Tremco recommends that surface temperatures be 40° F (5° C) or above at the time the sealant must be applied.

APPLICATION

CONTINUED

TremSEAL® Pro

Tooling: Is recommended immediately after application to insure firm, full contact with the joint interface. Dry tooling is preferred. For a cleaner finish, mask the sides of the joint with tape prior to filling.

Priming: TremSEAL Pro typically adheres to common construction substrates without primers. However, Tremco always recommends that a mock-up or field adhesion test be performed on the actual materials being used on the job to verify the need for a primer, proper cleaning and prep requirements. A description of the field adhesion test can be found in the appendix X1 of ASTM C1193, Standard Guide for Use of Joint Sealants.

Where required, use Geogard® Primer on porous substrates and AlphaGuard M-Prime for metals or plastics.

TremSEAL Pro can be used as a stand-alone sealant repair material. Following cure, TremSEAL Pro can be top coated with an approved Tremco product to extend the service life of the application.

TremSEAL Pro should be top-coated within 72 hrs of application. If cured sealant is exposed longer than 72 hrs prior to intended top coat, an application of Geogard Primer will be required to promote adhesion between coats.

Application: TremSEAL Pro is easy to apply with conventional caulking equipment. Ensure that the closed cell polyethylene backer rod is fitted properly for friction and that any necessary primers have been applied. Avoid three side joint adhesion with either backer rods or bond breaker tape to ensure a long lasting installation.

Fill the joint completely with a proper width-to-depth ratio, and then tool to ensure intimate contact of sealant with joint substrates. The minimum width and depth of any sealant application should be ¼" x ¼" (6 mm x 6mm). The depth of sealant may be equal to width of joints less than ½" wide.

STORAGE

Store in original, undamaged packaging in a clean, dry, protected location with temperatures between 40° to 100° F (5°-43° C).

CLEAN UP

Excess sealant and smears adjacent to the joint interface can be carefully removed with mineral spirits before the sealant cures. Any utensils used for tooling can also be cleaned with mineral spirits.

PHYSICAL PROPERTIES

PROPERTY	TYPICAL VALUE	TEST METHOD
Solids	98%	
Hardness Properties	40 +/-5	ASTM C661
Skin Time	2 to 3 hr	ASTM C679
Tack Free Time	6 to 8 hr	73.4°F (23°C) 50% RH
Adhesion to Concrete	35 pli	ASTM C794
Adhesion to Concrete After Immersion	30 pli	ASTM C794
Movement Capability	+/-50%	ASTM C719
Tensile Strength	350 to 450 psi	ASTM D412
% Elongation	800 to 900%	ASTM D412
Modulus at 100%	75 to 85 psi	ASTM D412
Tear Strength	65 to 75 psi	ASTM D412
Service Temperature	-40° to 180 °F (-40° to 82 °C)	
Application Temperature	40° to 100 °F (4° to 37 °C) *	
VOC	40g/l	ASTM D3960

TremSEAL® Pro

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Roofing & Building Maintenance

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