



October, 2010 - Fiddlin' On the Roof

Fix the Roof - Now!

It's not too late to make repairs to your facility's roof, but you're running out of time before ol' man Winter makes most roof repairs impossible, or at best, more time consuming and costly.



We're not just talking leak repairs, but roof coatings that can improve the energy efficiency of your plant and improve the roof's longevity.

This month we offer a few ideas for doing roofs right.

Match the repair to the roof

A poorly performed roof repair can compromise the overall roof coating and efforts to reduce energy



use. Take a metal roof, for example. It may have missing or loose fasteners, deflection in the roof deck at the seams, or water collected behind protrusions in the roof. These issues need repair before applying any acrylic roof coatings.



How your roof is repaired may affect warranties, so it's important to have repairs made according to the original roofing manufacturer's specs. The National Roofing Contractors Association has guidelines for evaluating roofing materials, repair techniques, and the soundness of the roof, and all roof repairs should carefully follow those standards.

Once repairs are completed, the coating should be tested for adhesion before application. Not all coatings work on all types of roofs (see "No Magic" below). This is especially important with metal roofs since they don't accept certain coatings.

"Magic in a bucket" doesn't exist

We know the feeling: a leak shows up and the immediate reaction is: "Get the tar bucket." Resist this impulse like you would the urge to buy a cheap suit.

The fact is, coatings vary in quality, application techniques, and performance. Off-the-shelf patching materials are usually bad news. Inexpensive fixes usually result in more problems, repairs, and costs later on.

Insist on professional grade materials. There's no magic coating that works on *all* roofs, but there is a right one for *your* roof. Matching the coating and roof is especially important with professional grade white coatings typically used to increase energy efficiency.



Professional grade coatings are truly elastomeric: they stretch as the roof substrate expands and contracts, then return to their original shape without deformation.

Use the right equipment



Just as there are different coatings, there are different tools to maximize the efficiency and quality of your roof repair. Some coatings may require the use of airless sprayers, rollers, or brushes, depending on the surface being coated and the weather conditions. A good contractor will know, for example, which spray pattern tips to use with an airless sprayer to provide a consistent and appropriate mil thickness.

Thickness counts

Speaking of thickness, it's one of the single most important factors in a coating job. An uneven application will result in bubbling and peeling, sometimes within weeks. An unpleasant thought comes January.

Your contractor's repair crew should know the proper coverage rates per gallon and the number of coats recommended by the coatings manufacturer, and they should use a wet mil gauge to ensure the right thickness in each coat that's applied to your roof.

Use local resources

Local contractors know the climate and weather conditions your roof has to withstand. That's especially important when it comes to the weather extremes we enjoy in the great state of Michigan.

It's important to have a resource that's knowledgeable, experienced, and available on short notice when you need them.

ProBusS has extensive experience in roof maintenance and repairs, including solutions to pest problems and repairing roofs damaged or altered due to weather, accidents, and building renovation.

Call us to schedule a roof project soon, before the weather makes us both wish you had.

Inside or outside, on top of the roof or right underneath it, ProBusS has you covered.

