



Lapolla RCS 5000 Restoration Coating System
For EPDM roof systems
Guide Specification

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Section 1: General

1.01 GENERAL SYSTEM REQUIREMENTS

- A. The Lapolla RCS 5000 Restoration Coating System is recommended for Fully Adhered and Mechanically Fastened EPDM roof systems. Consult with Lapolla's Technical Department or an authorized Lapolla sales representative for maintenance of an existing or previously restored project; and

1.02 GENERAL SYSTEM DESCRIPTION

- A. This specification outlines Lapolla's recommendations for applying the RCS5000 Restoration Coating System direct to Fully Adhered and Mechanically Fastened EPDM roof systems. Please visit our website, www.lapolla.com, to determine if an updated version of this specification is available.

The restoration process will recondition, preserve, and extend the useful life of the roof by effectively protecting the roof from further degradation. Procedures include preparation, priming, and reinforcing all seams and flashings integrally related to the roof. In addition to life-cycle cost benefits, significant energy savings can be realized.

- B. This document provides only general guidelines for application of Lapolla branded and ancillary materials. This general installation guide specification is not a project-specific specification and should not be used as such. Owners, architects, engineers, specifiers, consultants, contractors, and others may use and modify the information contained herein where necessary in preparing specifications for a particular roofing project. It is the responsibility of the owner, project manager, and contractor to ensure that this general installation guide specification is consistent with the contractual and construction requirements relating to the project.

1.03 QUALITY ASSURANCE

A. General:

1. Lapolla Industries, Inc. shall manufacture, supply, and/or approve all materials used to complete the RCS 5000 Restoration Coating System for EPDM roof systems.
2. An authorized Lapolla representative shall approve, in writing, any material substitutions, deviations from, and/or addendums to this specification.

B. Contractor:

1. All work shall be performed, or directly supervised, by a Lapolla Industries "Approved Applicator ¹".
2. Contractor shall furnish verification of local, state, professional or other valid licenses necessary to operate and permits necessary to perform work.
3. Contractor shall furnish proof of insurance covering liability, property damage, workers compensation, auto insurance, and other coverage requested by the Owner or Project Manager.
4. Contractor shall observe accepted NRCA roofing practices and governing building codes when performing work excluded from this general installation guide specification. (I.e. Replacement of roof accessories such as drains, gutters, vents, other penetrations, and other structural repair).
5. Contractor to insure all supervising field personnel onsite have a 30 hour OSHA card and all field personnel on site have a 10 hour OSHA card at a minimum.

¹ "Approved Applicator" status is required for warranty eligibility

C. **Products and Services:**

1. Lapolla's RCS 5000, specified herein is;
 - a. Certified by independent third-party tests to meet or exceed the physical properties set forth in ASTM D6083, "Standard Specification for Liquid Applied Acrylic Coating Used in Roofing";
 - b. Approved by Miami-Dade Product Control for acceptance under the Florida Building Code, High Velocity Wind Zone;
 - c. Listed on the Cool Roof Rating Council's (CRRC) Rated Products Directory;
 - d. Certified by independent third-party tests for compliance with the State of California, California Energy Commission 2005 Building Energy Efficiency Standards for Residential and Non-Residential Buildings (Effective Date October 1, 2005), Section 118: Section (i) Mandatory Requirements for Cool Roofs, Paragraph 1, and Table 118-C Minimum Performance Requirements for Liquid Applied Roof Coatings. (Title 24)
2. Technical advice on application and suitability of Lapolla products is available from local authorized Lapolla sales representatives or by contacting:
 - a. Lapolla Industries, Inc.
Technical Department
15402 Vantage Parkway East Suite #322
Houston, TX 77032
 - b. Email: warrantyservices@lapolla.com
 - c. Phone: (281) 219-4100

1.04 **SUBMITTALS**

- A. **Roof Survey:** Contractor shall submit a roof survey identifying the total area of the roof to receive the Lapolla RCS 5000 Coating System along with pictures depicting the general condition of the roof, seams, penetrations, mechanical equipment, and other areas specified for detail.
- B. **Manufacturer Approval:** Contractor shall submit current written verification of "applicator approval" from Lapolla Industries, Inc.
- C. **Licenses & Permits:** Contractor shall submit verification of licenses and permits.
- D. **Insurance:** Contractor shall submit certificates of insurance.
- E. **Product Literature:** Contractor shall submit descriptive literature, Technical Data Sheets, and Material Safety Data Sheets for all materials specified for use on the project.
- F. **Warranty:** Contractor shall submit a copy of warranties, if any, offered upon successful completion of the project. (See Section 4.0 - Warranty).

1.05 **PRODUCT DELIVERY, STORAGE, AND HANDLING**

- A. **Delivery:** Contractor shall deliver all Lapolla branded system components to the job site in their original, unopened packaging clearly marked with Lapolla's logo, full product name, and lot or batch numbers. Contractor shall deliver ancillary project related materials to the job site in new condition, and where applicable, properly labeled.
- B. **Storage:** Contractor shall protect all materials from moisture, direct sunlight, excessive heat, or freezing. Furthermore, contractor shall store materials in accordance with Manufacturer's printed recommendations as listed on each product's Technical Data Sheet and/or product label. Do not expose or store acrylic coating products in areas where the temperature may reach 35° F or below.
- C. **Handling:** Contractor shall handle and install materials per Manufacturer's printed instructions and standard industry practices for safeguarding against damage and contamination.

- D. **Damaged Materials:** Contractor shall not use materials damaged or contaminated in shipping, handling, or storage and must immediately remove them from the job site upon discovery.
- E. **Documentation:** Contractor shall maintain on premises the Safety Data Sheet (SDS) and Technical Data Sheet (TDS) for each product delivered to the job site. Workers are to review all such documents before work commences.
- F. **Disposal:** Contractor shall store and dispose of solvent based materials and materials used with solvent based materials in accordance with requirements of local authorities having jurisdiction.

1.06 FIELD QUALITY CONTROL

- A. **Installation / Environmental Conditions:** Contractor shall not install any system component when environmental conditions on the job site exceed those published on the Manufacturer's Technical Data Sheet and/or product label. When requested by Lapolla, Project Manager, or Contractor, at designated time intervals, the applicator shall record surface temperature, ambient temperature, relative humidity, and wind velocity on a Daily Quality Control Report Form.
- B. **Roof Evaluation:** Contractor shall perform an infrared survey of the roof to identify and mark wet areas.
- C. **Repair:** Remove and replace all identified wet insulation with like materials.
- D. Do not install acrylic coatings under the following conditions:
 1. When ambient temperature is below 50°F.
 2. When wind velocity is above 12 mph, unless wind screens are utilized and objects in the surrounding area are properly protected.
 3. When raining or moisture is present on the roof deck/substrate.
 4. At temperatures less than 5°F above the dew point.
- E. **Verification of Protective Coating Thickness:** When requested by Lapolla or the Project Manager, the Contractor shall measure and record the wet film thickness of coating applications on a Daily Quality Control Form along with the quantity used, batch numbers, and total square feet covered.
- F. **Protection of Unrelated Work:** Contractor shall take all measures necessary to protect unrelated work surfaces and personal property from coating overspray, spills, and other damage.

Section 2: Products

2.01 SYSTEM DESCRIPTION

- A. Lapolla's RCS 5000 Restoration Coating System is a fluid applied, acrylic elastomeric roof coating membrane with reinforced seams and flashing details. The fully adhered, seamless system exhibits outstanding adhesion, strength, flexibility, and water resistance.

2.02 MATERIALS

- A. **Acrylic Sealant:** Lapolla's Therm-O-Caulk 100% Acrylic Elastomeric Sealant
- B. **Reinforcement Fabric:** TIETEX[®] T272 100% Polyester Reinforcing Fabric or equal.
- C. **Self-Adhesive Seam Tape:** Hardcast[™] CRT-1602 or Eternabond[™] WebSeal Coating-Ready Seam Sealing Tape or other Lapolla approved and supplied fabric backed butyl tape.
- D. **Primer:** RCS-40 Rinse Primer
- E. **Cleaner: Simple Green[®]** or other industrial strength detergent.
- F. **Fasteners:** Mechanical Fasteners and plates that meet FM 4450.
- G. **Acrylic Roof Coating:** Lapolla's RCS 5000 100% Acrylic Elastomeric Roof Coating

Section 3: Execution

3.01 INSPECTION & REPAIR

A. General

The EPDM roof systems assembly components, (i.e. insulation, seams, drains, penetrations, terminations, and other flashings), must be structurally sound, stable, well secured, and watertight. Repair or replace roof components that are deteriorated, damaged, or not functioning properly. If Contractor cannot assure a sound, stable, well-secured surface, the roof is not acceptable to receive the Lapolla RCS 5000 Restoration Coating System.

B. Drains

The roof shall allow positive drainage of all water. Roof surfaces that pond more than 36 square feet of water, greater than 1/4" deep, in any area 48 hours after a rain are unacceptable. Small birdbaths cannot account for more than 5% of the entire roof surface.

1. Contractor shall install additional drains or make other corrective measures to eliminate ponding water.

C. Fasteners

1. If insulation and or membrane were attached with Mechanical Fasteners inspect for tenting or failure due to rust or age.
2. Remove and refasten any failed screws and plates.

D. Insulation

1. If soft insulation is identified it should be examined further to determine if moisture is present.
2. All wet insulation is to be removed and replaced with like material and same thickness.

E. Seams

1. Inspect all seams to ensure they are not delaminated and subject to water intrusion.
2. If delaminated, clean and repair with EPDM Seam Adhesive as per Manufacturer's instructions or trim the delaminated membrane back to the point at which the seam is still intact, then reinforce as described in Section 3.03.

F. Flashings and Transitions

1. Inspect all flashing details, (penetrations, roof mounted equipment, curbs, walls, parapets, drains, roof edge, etc.), to ensure they are well secured and functioning properly.
2. Correct as necessary using like materials to ensure a watertight seal prior to beginning Surface Preparation procedures.

3.02 SURFACE PREPARATION

- A. All surfaces must be clean, dry, and sound; free of loose and peeling coatings, grease, oil, dirt, mildew, rust, and other detrimental foreign matter that will adversely affect adhesion and product performance of system components being applied. Manually or mechanically remove excessive amounts of deteriorated patching, flashing, or caulking materials before cleaning commences. Observe responsible trade practices during performance of all work.
- B. **Cleaning:** Except for extremely soiled substrates, no pre-cleaning is required before application of Lapolla's RCS-40 Rinse Primer. When heavy deposits of contaminants are present, remove these before proceeding. Any areas of grease or oil should be cleaned using an industrial strength detergent such as Simple Green®.
 1. Apply RCS-40 Rinse Primer directly to the EPDM membrane a rate of 1-gallon per 500 square feet.

- a. Apply with a mop, garden-agricultural type sprayer, or conventional airless spray equipment.
 - b. Allow RCS-40 to stand on the EPDM membrane for a minimum of five (5) minutes before removal.
 - c. Note: Prolonged contact between the RCS-40 and EPDM membrane will not adversely affect the performance of the primer; however, the primer residue will be more difficult to rinse off if allowed to over dry.
 - d. Immediately and thoroughly rinse RCS-40 overspray from metal, wood, and plastic substrates with clean water.
2. Power wash the EPDM membrane and auxiliary components using a minimum 2,500 psi to remove the RCS-40 Rinse Primer and all existing dirt, biological growth, and other foreign debris.
 - a. Begin power washing at the lowest point on the roof and work upwards. Once at the highest point, work down for a final rinse to remove any excess contaminants. On flat roofs work away from and then towards drains.
 - b. You will notice fine mica particles on the altered surface. This is a loosened release agent from the EPDM membrane. Complete removal of this material is critical for adhesion of subsequent system components to be applied.
 - c. The cleaned, "chemically altered" EPDM membrane should have a jet-black appearance. If it does not, repeat the rinse primer procedure.
- C. **Prevent mechanical units** - from distributing fumes or vapors from the coating application into the building.

3.03 SEAM AND FLASHING FORTIFICATION

Fully intact and structurally sound seams do not require fortification. Reinforce seams and flashings that reveal any degree of deterioration with one of the following methods:

Note: The maximum application rate on vertical surfaces of Lapolla's RCS 5000 is equal to 20 Wet / 18 dry mils per pass.

A. Fabric

1. Trim the portion of the seam that has delaminated back to the point at which it is still intact.
2. Apply a 16 wet mil base coat of Lapolla RCS 5000 over the detail area.
3. Immediately embed 4" TIETEX T272 fabric into the coating centered over the interface.
4. Without stretching the fabric, smooth with a brush or roller to remove any wrinkles, air pockets, or fish-mouths.
5. Apply additional coating as necessary during embedment to conceal the fabric. Allow to dry before proceeding.
6. After application of fabric, apply 16 wet mils of Lapolla RCS 5000 over all overlaid interfaces. The coating must completely encapsulate and extend several inches to either side of the fabric. Allow to dry before proceeding.

B. Fabric Backed Butyl Tape

1. Trim the portion of the seam that has delaminated back to the point at which it is still intact.
2. Apply 4" fabric backed butyl seam tape over the detail area.
3. Center tape over the interface.

4. Hold tape roll slightly above the surface and peel back several inches of release liner. Adhere tape into place keeping it centered on the seam. Rub or roll tape down firmly and evenly to remove any wrinkles, air pockets, or fishmouths. A wallpaper seam roller is helpful to secure the tape to the substrate. Peel back several more inches of release liner and continue taping as described. Do not stretch the tape during installation.
5. Do not overlap intersecting lengths of tape. Cut and adhere tape so it forms a tight seam at all intersections.
6. After application of seam tape, apply an additional 16 wet mils of Lapolla RCS 5000 over all taped interfaces. The coating must completely encapsulate and extend several inches to either side of the seam tape. Allow to dry before proceeding.

3.04 PROTECTIVE COATING APPLICATION

All previously applied materials must be thoroughly dry before proceeding. Sweep, vacuum, or blow off any dirt, dust, or other contaminants that may have accumulated on substrates to be coated. Protect unrelated work areas from coating overspray and spills. Close or protect air conditioning and air intake vents.

A. Base Coat

When installing a two coat (Base coat and Top coat) system, the base coat and top coat must be applied in a cross hatch fashion. The base coat should be applied in the opposite direction of the desired direction of the topcoat to help ensure complete and consistent coating thicknesses.

1. Apply the Lapolla RCS 5000 to the entire roof substrate at a rate of 1.5-gallon per 100 square feet dependent upon warranty length. Full thickness of 18 dry mils may be applied for 5-year material warranty applications.
 - a. Apply using a medium nap roller or airless spray equipment using a cross hatch / multi-pass technique to ensure even and complete application.
 - b. Extend Lapolla RCS 5000 up vent pipes, parapets, curbs and other protrusions a minimum of 3" above the existing flashing termination when present or a minimum of 3" above the substrate if existing flashings have been removed, creating a self-terminating flashing. Apply coating in a straight line to achieve a functional and aesthetically pleasing appearance.
 - c. Inspect the roof surface after the base coat has cured for splits, tears, or other damage in the membrane that may have been missed in the surface preparation process. These will be easier to detect on the coated surface. Repair any deficiencies as described before proceeding.
 - d. Protect coating from traffic and other abuse until fully cured.

B. Finish Coat

1. Apply a Lapolla RCS 5000 finish coat to the entire roof substrate at a rate of no more than 1.5 gallons per 100 square feet.
 - a. Apply using a medium nap roller or airless spray equipment using a cross hatch / multi-pass technique to ensure even and complete coverage.
 - b. Extend Lapolla RCS 5000 up vent pipes, parapets, curbs and other protrusions a minimum of 1" above the flashing base coat. Apply coating in a straight line to achieve a functional and aesthetically pleasing appearance.
 - c. Protect coating from traffic and other abuse until fully cured.

C. Inspection

1. Upon completion, the Contractor shall inspect their work for compliance with this specification.
2. When the Lapolla RCS 5000 Restoration Coating System for EPDM roof systems has been completed as specified above;

- a. The system should be fully adhered with no pinholes or blisters in the coatings, sealants, reinforcing fabric, or seam tape.
 - b. The RCS 5000 dry film thickness (DFT) over reinforced seams and flashing details should be equal to or greater than 32 dry mils (This does not include measurement of sealants, reinforcing fabric, or seam tape.); and
 - c. The RCS 5000 Dry film thickness (DFT) over the general field of the roof should be equal to or greater than 18 dry mils.
3. Contractor shall correct all deficiencies, if any, and provide written verification that the project is complete, sound, and warrantable.

3.05 CLEANUP

- A. Contractor shall maintain a neat, clean, and safe work area at all times during system installation and remove trash daily.
- B. Upon completion of the project, the installer shall clean all areas of operation, (work, storage, other), of all equipment, containers, packaging, drips, spills, and other construction related debris. The jobsite should be left in a clean and neat order.

Section 4: Warranty

4.01 FIVE (5) YEAR LIMITED PRODUCT WARRANTY

- A. Upon successful completion of the Lapolla RCS 5000 Restoration Coating System for EPDM roof systems, the project may be eligible for a LaPolla Industries, Inc. Five (5) Year Limited Product Warranty. Eligibility is contingent upon:
 - 1. Contractor having a completed and approved Qualified Applicator Application on file with Lapolla Industries, Inc. prior to commencement of work.
 - 2. Contractor having a completed Qualified Applicator Agreement on file with LaPolla Industries, Inc. prior to commencement of work.
 - 3. Contractor having submitted and received approval from an authorized Lapolla representative on the Lapolla Pre-Installation Notice prior to commencement of work.
 - 4. Limited product only warranties are free of charge upon request; however they do require verification of compliance by an authorized LaPolla representative is required.

4.02 EXTENDED LIMITED PRODUCT WARRANTIES

- A. Lapolla also offers Ten (10) and Fifteen (15) Year Limited Product Warranties.
- B. In addition to the contingencies outlined in Section 4.01A.1-4, the following eligibility requirements apply:
 - 1. **Ten (10) Year Product Warranty**
 - a. The RCS 5000 DFT \geq 32 mils over seams and flashing details.
 - b. The RCS 5000 DFT \geq 24 mils over the general field of the roof.
 - c. Use 6" reinforcing fabric or seam tape instead of 4".
 - 2. **Fifteen (15) Year Product Warranty**
 - a. The RCS 5000 DFT \geq 40 mils over seams and flashing details.
 - b. The RCS 5000 DFT \geq 32 mils over the general field of the roof
 - c. Use 12" reinforcing fabric or seam tape instead of 4" or 6".

4.03 LIMITED SYSTEM WARRANTIES

- A. Lapolla offers Five (5), Ten (10), and Fifteen (15) Year Limited System (Material and Labor) Warranties for the Lapolla RCS 5000 Restoration Coating System for EPDM roof systems. A Warranty Fee will apply. Lapolla calculates Warranty Fee's on a sliding scale that is dependent on the overall project size. Please consult with an authorized LaPolla sales representative to calculate the warranty fee for a particular project.
- B. In addition to the contingencies outlined in Section 4.01A.1-4, the following eligibility requirements apply:
1. **Five (5) Year System Warranty**
 - a. The RCS 5000 DFT \geq 32 mils over seams and flashing details.
 - b. The RCS 5000 DFT \geq 27 mils over the general field of the roof.
 2. **Ten (10) Year System Warranty**
 - a. The RCS 5000 DFT \geq 40 mils over seams and flashing details.
 - b. The RCS 5000 DFT \geq 32 mils over the general field of the roof.
 - c. Use 6" reinforcing fabric or seam tape instead of 4"
 3. **Fifteen (15) Year Product Warranty**
 - a. The RCS 5000 DFT \geq 48 mils over seams and flashing details.
 - b. The RCS 5000 DFT \geq 40 mils over the general field of the roof
 - c. Use 12" reinforcing fabric or seam tape instead of 4" or 6".

End of Section