

12. MB – SECTION 12 – MAINTENANCE AND MODIFICATIONS

12.1. Membrane Re-Cover

12.1.1. Membrane Re-Cover Requirements

- 12.1.1.1. An existing conventional insulated modified bituminous roofing assembly with a current five (5) or ten (10) year ARCA Warranty Certificate may be re-covered due to weather related damage, trade damage or membrane degranulation without affecting the original ARCA Warranty Certificate.
- 12.1.1.2. The scope of the membrane re-cover shall be on self-contained roof areas only. Control joints may be required to create self-contained roof areas. Special attention to drainage provisions may be necessary.
- 12.1.1.3. Prior to any membrane re-cover, a thermal scan of the self-contained roof area shall be performed by a minimum Level 1 certified Thermographer in accordance with ASTM C1153, Standard Practice for Location of Wet Insulation in Roofing Systems Using Infrared Technology.
- 12.1.1.4. Stramit decks and deck in-fills do not qualify for a membrane re-cover.
- 12.1.1.5. In some instances, there may be two (2) roof systems one above the other over an existing area. Where two (2) membranes are present membrane re-cover is not eligible for an ARCA Warranty Certificate.
- 12.1.1.6. To be eligible for a 5-Year ARCA Membrane Re-Cover Warranty Certificate, no less than one (1) cut test shall be taken for each self-contained roof section, not exceeding 700 square meters (75 squares) in area to confirm roofing assembly components. Cut tests shall be randomly selected by and taken under the direct supervision of an ARCA Accepted Roofing Inspector. Cut tests shall be a minimum 300mm x 300mm (12" x 12") in size, shall be of full assembly depth and terminate at the exposed structural decking.¹

12.1.2. Membrane Re-Cover Application

- 12.1.2.1. Prior to a membrane re-cover, all damaged or deteriorated substrates, insulation and membrane deficiencies shall be replaced or repaired with similar materials.
- 12.1.2.2. The surface of all roof membranes to which a membrane re-cover is to be applied shall be sufficiently dry and cleaned with a stiff broom and a blower. Power washing is not permitted.
- 12.1.2.3. The existing membrane shall be degranulated within a 150mm (6") radius around all areas of the roof perimeter and penetrations.
- 12.1.2.4. The existing membrane shall be degranulated within a 500mm (20") radius around all drains.
- 12.1.2.5. All granulated surfaces shall be primed with a primer compatible with the membrane recovery material as per manufacturers recommendations.
- 12.1.2.6. Accepted Primers;⁸⁸
 - 12.1.2.6.1. IKO Mod-Bit Primer
 - 12.1.2.6.2. Soprema Elastocol 500
- 12.1.2.7. Install new membrane as per ARCA roofing application standards.
- 12.1.2.8. Install one ply of membrane flashing over existing 2 plies of membrane flashing as per ARCA roofing application standards.
- 12.1.2.9. Base and cap metal flashings may be reused provided they are in good condition, fabricated to the Warranty Certificate standard and fit properly.

⁸⁸ MB 12.1.2.6 Revised June 16, 2022 (TB-2022-03)

12.1.3. Accepted SBS Modified Bituminous Cap Sheets⁸⁹

12.1.3.1. Cap sheets shall be composite reinforced membranes only.

12.1.3.2. Accepted Cap Sheets:

12.1.3.2.1. IKO Torchflex TP-HD-Cap

12.1.3.2.2. Soprema Sopraply 560

ⁱ MB 12.1.1.6. Added June 25, 2020 (TB-2020-07)

⁸⁹ MB 12.1.3 Revised June 16, 2022 (TB-2022-03)