

TECHNICAL BULLETIN: 15-01

Cleaning IB PVC Roof Membranes

Cleaning an installed IB PVC Single Ply or IB PVC GR Class roof membrane is not generally needed for the longevity of the roof system but can be a part of routine Owner Maintenance to enhance a roof's appearance. Most IB membranes are manufactured with an acrylic finish that helps the roof remain cleaner for a longer period after installation. Dust and dirt may settle on the roof making it appear dirty. In humid, wet climates algae or other biologic growth can occur as local environmental contaminants and organic materials are deposited. Periodic cleaning will improve the appearance and assist the Owner in addressing normal exposure and weathering conditions that diminish a roof's aesthetics and desired reflectivity benefits.

Membrane cleaning during roof construction is typically unnecessary when laps and seams are completed before the close of each day, and the work area is kept clean and free of debris. Dust, tear-off debris, trafficked surface contaminants and adhesive residues should be kept from the membrane surface and particularly avoided within critical lap and seam areas. Laps which cannot be completed by close of day or that exhibit evidence of moisture or condensation must be cleaned and prepared in accordance with the Pre-Welding procedure below prior to final welding.

Contamination of the roof surface and within seam areas can be encountered during installation, repair and long-term maintenance of the roof. The following guidelines are intended as general recommendations for various IB membranes. Cleaning operations must be undertaken in a safe manner in compliance with applicable regulations and should avoid disruption or harm to the roofing assembly, building occupants, structure and grounds.

CAUTION: Cleaning a roof can involve the use of cleaning compounds, detergents, solvents and / or water therefore safety must be a top priority. Roof surfaces can contain a variety of hazardous conditions and can be slippery particularly when wet. IB recommends strict adherence to safe roofing practices and following applicable governmental and OSHA guidelines including recommended Personal Protective Equipment (PPE) when necessary. Care must be taken to guard against falls or injury due to slips while using cleaning materials and equipment; and to avoid conditions that could result in fire, electrical shock, unsafe handling or personnel exposure and the uncontrolled run-off of cleaning materials.