



SPFA-122

Renewal of Foam and Coatings for Spray Polyurethane Roof Systems

Spray Polyurethane Foam Alliance

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ABOUT SPRAY POLYURETHANE FOAM ALLIANCE (SPFA)

Founded in 1987, the Spray Polyurethane Foam Alliance (SPFA) is the voice, and educational and technical resource, for the spray polyurethane foam industry. A 501(c)6 trade association, the alliance is composed of contractors, manufacturers, and distributors of polyurethane foam, related equipment, and protective coatings; and who provide inspections, surface preparations, and other services. The organization supports the best practices and the growth of the industry through a number of core initiatives, which include educational programs and events, the SPFA Professional Installer Certification Program, technical literature and guidelines, legislative advocacy, research, and networking opportunities. For more information, please use the contact information and links provided in this document.

DISCLAIMER

This document was developed to aid building construction and design professionals in choosing spray-applied polyurethane foam systems. The information provided herein, based on current customs and practices of the trade, is offered in good faith and believed to be true to the best of SPFA’s knowledge and belief.

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DOCUMENT HISTORY

Date	Sections Modified	Description of Changes
1994		
August 2015	All	Administrative changes
January 2021	Cover and Header	New SPFA Logo
January 2025	Part 1 Sec 102 and Part 2 Sec 2.02(2)	Updated sections plus minor editorial changes

TECHNICAL OVERSIGHT COMMITTEE

Mission Statement

The mission of the Technical Committee is to provide a wide range of technical service to the SPF (spray polyurethane foam) industry such as, but not limited to:

- (1) Review existing documents and serve as a clearing house to ensure the “Continuity of Value” of technical information published by SPFA and others concerning the products and services to the SPF industry;
- (2) Review, research, develop, and issue documents concerning new products, systems and services; and
- (3) To identify, explore, develop, and communicate an understanding of technical issues facing to the SPF industry.

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GENERAL CONSIDERATIONS

Spray polyurethane foam (SPF) roof systems that have been applied and maintained according to industry standards can be prepared for re-coat and/or renewal.

The performance of an SPF roof system renewal can be affected by all the component parts of the roof structure, as well as by the atmospheric conditions inside and outside the structure.

Structural design, code compliance, specification review, and contractor and material selection should be considered in the renewal of a polyurethane foam roofing system.

The specifier should consult with the contractor to receive written confirmation of their agreement to all facets of the SPF roof system. This should include, but not be limited to, material selection, expansion joints, and flashing details.

ROOF PREPARATION, PROCEDURES, AND CONSIDERATIONS

(1) Inspection:

The preparation for the renewal of an SPF roof system will vary according to the condition of the roof and its component parts, and the type of protective covering used over the polyurethane foam.

Conduct a roof inspection to determine the repairs to be performed and the type of materials to be used.

(2) Visual Inspection:

- a. Look for blisters or delaminated areas in the original roof.
- b. Check the condition of the roofing system at all flashing and termination points.
- c. Look for splits or cracks in the polyurethane foam.
- d. Look for damage from impact such as foot traffic, hail, dropped tools, etc.
- e. Check for pinholes in the polyurethane foam and/or coating.
- f. Check for exposed polyurethane foam and areas of eroded (thin) coating.
- g. Check for areas of ponding water.

(3) Physical Inspection:

- a. Perform a non-destructive moisture survey. Follow-up suspected moisture-laden areas with a moisture probe or core samples.
- b. Probe to determine polyurethane foam thickness.
- c. Take slit samples of the existing system as required by the manufacturer.
- d. Take polyurethane foam core samples as required.

(4) Analyze Inspection:

- a. Core and slit samples should be examined for the following characteristics:
 - i. Adhesion of polyurethane foam to the substrate.
 - ii. Inter-laminar adhesion of polyurethane foam.
 - iii. Presence of moisture.
 - iv. Adhesion of base coat to polyurethane foam.
 - v. Adhesion of top coat to base coat.
 - vi. Type and condition of protective coating.
 - vii. Thickness of protective coating.
- b. On a roof sketch, indicate the following items and deficiencies:
 - i. Location of core and slit samples.
 - ii. Areas of pinholes.
 - iii. Uncured coating.
 - iv. Polyurethane foam or coating blisters.
 - v. Mechanical damage.
 - vi. Poor drainage.
 - vii. Repairs required for foam stops, parapet walls, gutters, scuppers, edge terminations, expansion joints, counter-flashing, and other perimeter items.
 - viii. Repairs required to soil and vent pipes, drains, roof hatches, equipment curbs or supports, guy wires, hot stacks, skylights, mechanical units, walkways, sleepers, pitch-pans, and other penetration items.
 - ix. Water saturated sub-roofs, insulation, or polyurethane foam.
 - x. Sub-roof damage or deterioration.
 - xi. Areas of special consideration.

SELECTION OF A PROTECTIVE COATING

The following must be taken into consideration when choosing a recoating material:

- (1) Perm rating required.
- (2) Compatibility with the existing roof coating.
- (3) Specifier and/or manufacturer's recommendations.
- (4) Environmental conditions.
- (5) Slope limitations.

SELECTION OF THE POLYURETHANE FOAM SYSTEM

A range of SPF systems is available in various physical properties, exhibiting different temperature limitations and combustibility characteristics. Most published data are run on laboratory samples. The thickness of polyurethane foam sprayed, number of passes, temperature of substrate, ambient temperature, etc., will have an effect on all polyurethane foam properties.

Newly applied spray polyurethane foam must be compatible with the existing system.

MAINTENANCE PROCEDURES

It is good policy to periodically inspect any roof system for minor damage, on a regular basis. Roofs should be inspected twice a year (spring and fall) and any repairs should be made promptly.

CONTACT THE MANUFACTURER/SUPPLIER FOR RECOMMENDED MAINTENANCE PROCEDURES.

PART 1—GENERAL

This guideline discusses the renewal of a sprayed-in-place polyurethane foam roof that has been coated. Your contractor, systems manufacturer, and local code agencies can also be of assistance.

1.01 SCOPE OF WORK

Furnish all labor, materials, tools, and equipment necessary for the application of a polyurethane foam roofing system, including accessory items, subject to the general provisions of the contract.

1.02 RELATED WORK SPECIFIED ELSEWHERE

(1) Cast-In-Place Concrete	Section 033000
(2) Metal Decking	Section 053000
(3) Rough Carpentry	Section 061000
(4) Insulation	Section 072000
(5) Membrane Roofing	Section 075000
(6) Flashing and Sheet Metal	Section 076000
(7) Roof Specialties and Accessories	Section 077000
(8) Skylights	Section 078000
(9) Mechanical/Plumbing	Division 15
(10) Electrical	Division 16

1.03 QUALITY ASSURANCE

- (1) Contractor Qualifications: The proposed contractor should provide information concerning projects similar in nature to the one proposed, including location and person to be contacted for references. Some manufacturers of sprayed polyurethane systems and/or protective coatings have approval programs and/or licensing methods that could be required. SPFA has a Contractor Accreditation Program.
- (2) Manufacturer Qualifications: Polyurethane foam and protective coating manufacturers shall show evidence of sufficient financial resources and facilities to furnish materials on this project. References shall be required, sufficient project lists, warranties, and code approvals shall be submitted for verification.
- (3) Inspections: The polyurethane foam and protective coating manufacturers are to provide qualified representatives to monitor and inspect the installation of their products.

1.04 SUBMITTALS

- (1) Manufacturers are to provide published data sheets or letter of certification that their products comply with the materials specified. This is to include primers (if required),

polyurethane foam, and protective coatings.

- (2) Shop drawings on sheet metal, accessories, or other fabricated items.
- (3) Manufacturer's application or installation instructions.
- (4) Contractor/Applicator certification from polyurethane foam supplier and/or protective coatings manufacturers and evidence of contractor/applicator qualification and experience. SEE SECTION 1.03A.
- (5) A specimen copy of the applicable warranty for the project. SEE SECTION 1.03B.
- (6) Approval and information guides for applicable local, or national codes, and/or insurance acceptability.
- (7) Safety and handling instructions for storage, handling, and use of the materials to include appropriate SDS (Safety Data Sheets).
- (8) Field quality control procedure to be utilized by the contractor/applicator to ensure proper preparation and installation of polyurethane foam and protective coatings, detail work, and follow-up inspection.
- (9) Spray Polyurethane Foam Alliance sprayed polyurethane foam surface visual guide.

1.05 MATERIALS, DELIVERY, AND STORAGE

- (1) Materials shall be delivered in the manufacturer's original, tightly sealed containers or unopened packages, all clearly labeled with the manufacturer's name, product identification, safety information, and batch or lot numbers where appropriate.
(Where materials are covered by a referenced specification, the labels shall bear the specification number, type, and class, as applicable.)
- (2) Containers shall be stored where the temperature and humidity are within the limits specified by the manufacturer.
- (3) All materials shall be stored in compliance with local fire and safety requirements.

1.06 ENVIRONMENTAL CONDITIONS

- (1) The polyurethane foam applications shall not proceed during periods of inclement weather. Do not apply the polyurethane foam below the temperature or above the humidity specified by the manufacturer for ambient air and substrate.
- (2) Do not apply protective coatings when there is ice, frost, surface moisture, or visible dampness present on the surface to be coated. Prior to applying the coatings, check the polyurethane foam to ensure that the surface is dry. Apply protective coatings in accordance with the coatings manufacturer's application instructions.
- (3) Wind barriers may be used if wind conditions could affect the quality of the polyurethane foam or protective coatings installation.

1.07 SEQUENCING AND SCHEDULING

In Recoat and Renewal projects the spray polyurethane foam is installed when repairs to the deck, parapet walls, rough openings, and curbs are completed. Plumbing vents, drains, and electrical penetrations should all be in place. There should not be any other trade workers in the spray zone when the spray polyurethane foam and protective coating is being installed.

1.08 WARRANTY

Warranty agreements vary in duration and content. If a warranty is desired, it is suggested that parameters be established as a prerequisite to the execution of a contract.

1.09 SAFETY REQUIREMENTS

- (1) See API Bulletin AX-119, “MDI-Based Polyurethane Foam Systems: Guidelines for Safe Handling and Disposal.”
- (2) Refer to appropriate SDS (Safety Data Sheets) for additional safety information.
- (3) Before spray polyurethane foam or coating is applied, all HVAC equipment on the roof must be turned off. These units and any other potential sources of air entry into the building must be sealed.

PART 2—PRODUCTS

2.01 POLYURETHANE FOAM

- (1) The polyurethane foam to be applied shall be a two-component system made by combining an isocyanate (A) component with a polyol (B) component and shall possess the following minimum physical characteristics:

PROPERTIES	TEST	METRIC (S.I.) UNITS	U.S. UNITS
Density (SPF)	ASTM D1622	45–48 (Kg/m ³)	2.8—3.0 lbs/ft ³
Compressive Strength	ASTM D1621	270 kPa	40 psi lbs/in ²
Closed-Cell content	ASTM D2856	90% (Minimum) % Value	90% (Minimum) % Value
R-Value	ASTM C518, C177, C236	35 aged K•m ² /W	6.2°F•hr•ft ² /Btu
Flammability**	ASTM E84 or UL723	75 FSI or less (flame spread index)	

**This standard is used solely to measure and describe properties of products in response to heat and flame under controlled laboratory conditions. This numerical flame spread rating is not intended to reflect hazards presented by this or any other material under actual fire conditions.

- (2) Polyurethane Foam Primers: Primers used shall be as recommended by the manufacturer of the spray polyurethane foam materials specified.
- (3) Fire Safety Requirements: When tested as a composite system, the sprayed polyurethane foam, protective coating, and deck assembly shall meet all applicable code requirements for exterior and interior fire exposure. The composite system should be rated Class A by ASTM E-108 or an equivalent test method.

2.02 PROTECTIVE COATING

(1) Elastomeric Coating System: The elastomeric coating system may be one or more of the following types:

- Acrylics
- Butyls
- Chlorinated Synthetic Rubbers*
- Silicones
- Polyurethanes
- Modified Asphalts

Note 1: *These coatings are frequently referred to in the trade as “Hypalon” or “Neoprene” coatings. The terms “Hypalon” and “Neoprene” are registered trademarks of the E. I. DuPont de Nemours Co.*

Within these generic coatings are both vapor retarder and non-vapor retarder systems. The specifier should choose among these based on the particular project requirements and circumstances. It is recommended that the coatings be elastomeric in nature (“100% minimum elongation”) and have excellent adhesion properties with the polyurethane foam and/or existing coating. The renewal coating shall be compatible with the existing coating and should be chosen with the following parameters in mind:

- a. Environmental Factors: Temperature extremes, wind potential, hail, proximity to chemical emissions, etc.
- b. Aesthetics: Color, surface profile, reflectivity, and visibility.
- c. Traffic: Rooftop HVAC servicing, mechanical, and maintenance traffic.
- d. Ease of Maintenance: Ability to effect repairs or modifications with in-house maintenance personnel, and the ability of the coating system to be completely rejuvenated by reapplication of the coating system.
- e. Fire Resistance: Should meet E-84 <75.
- f. Note that this standard is used solely to measure and describe properties of products in response to heat and flame under controlled laboratory conditions. This numerical flame spread rating is not intended to reflect hazards presented by this or any other material under actual fire conditions.

(2) Physical Properties: The Elastomeric Coating System shall possess the following physical characteristics and complies to one of the following ASTM standards:

- ASTM D6694 Standard Specification for Liquid-Applied Silicone Coating Used in Spray Polyurethane Foam Roofing Systems
- ASTM D6083 Standard Specification for Liquid-Applied Acrylic Coating Used in Roofing
- ASTM D3468 Standard Specification for Liquid-Applied Neoprene and Chlorosulfonated Polyethylene Used in Roofing and Waterproofing

(NOTE: The specifier shall list physical properties of chosen Elastomeric Coating System):

PROPERTIES	TEST	VALUE
Tensile Strength	ASTM D412	
Elongation	ASTM D412	
Hardness Shore "A"	ASTM D2240	
Tear Resistance (pounds per lineal inch)	ASTM D624	
Ultra Violet Exposure	ASTM D822	
Atlas Carbon Arc	ASTM G152	
Type F. weatherometer	ASTM G155	
Moisture Vapor Transmission	ASTM E96 Procedure E	

- (3) For further information concerning protective coatings refer to *"A Guide for Selection of Protective Coatings Over Sprayed Polyurethane Foam Roofing Systems."* [SPFA Stock Number SPFA-102]

PART 3—EXECUTION

3.01 SURFACE PREPARATION AND REPAIR

- (1) From the inspection, determine items that need to be corrected.
- (2) Replace or repair substrate that is unacceptable.
- (3) Remove and replace blistered polyurethane foam, using the following guidelines:
 - a. Take test cuts (core or slit samples) in areas of blistered foam to determine the cause and extent of the problem. It may be necessary to remove foam beyond the actual area of an individual blister to prevent reoccurrence. The surface area adjacent to the cut should be prepared and cleaned.
 - b. If a number of blisters are found clustered in one area, it is recommended that you remove the top pass or top two passes in the area rather than attempt to repair individual blisters.
 - c. The sprayed polyurethane foam replacement shall be installed to have the originally specified density and compressive strength. Many commercial "froth packs" and pour foams will not give satisfactory results.
 - d. After opening a blister or removing a foam layer, the lower layer should be inspected for degradation or moisture. No repair procedure should be attempted to a degraded or moist surface. Dry the surface and remove the degraded area before proceeding to repair it.
 - e. Remove unacceptable coating. Consult coating manufacturer for definition and methods.
 - f. Apply coating to proper thickness to repaired areas. Two or more coats should be used. Final dry mil thickness of repaired areas should be as specified.
- (4) Small (less than 3 inches in diameter) blisters, cracks, breaks in the foam or coating, bird pecks, or hail damage can be repaired with a compatible sealant, using the following guidelines and procedures:

- a. Install the sealant to an area or thickness no greater than is recommended by the manufacturer for proper cure.
 - b. Install the sealant so that the final surface is higher than the surrounding area and water will not remain on the repair area.
 - c. Use the type of sealant recommended by the coating manufacturer.
 - d. Ensure that the area to be repaired is clean and dry, and that the edges are beveled, to assure proper adhesion.
 - e. In some cases, foam core plugs can be used with sealant to make small repairs.
- (5) If weathering has caused the surface of the coating and the foam to degrade (pitting), such surface may be ground off or scarified to expose clean, dry polyurethane foam.
- (6) Provide positive drainage by using one or more of the following procedures that are most suitable for the project:
- a. Install additional roof drains or scuppers.
 - b. Build up low areas by applying polyurethane foam. (Follow the manufacturer's recommendation for surface preparation.)
- (7) Repair or replace deteriorated flashings, roof jacks, metal work, curbs, supports, penetrations, drains, etc.
- (8) Clean the existing coated roof surface of dust, dirt, oils, and other contaminants by power washing, brooming, and/or blowing as recommended by the coating manufacturer.

3.02 PROTECTIVE COATING APPLICATION

- (1) General Coating Requirements
- a. The existing coating and repaired polyurethane foam shall be dry and free of contaminants and UV degradation.
 - b. The texture of the foam will influence the amount of coating material required. Coatings shall be applied at a uniform rate as to obtain the minimum dry film thickness specified by the coating manufacturer.
- (2) Inspection
- a. The coating shall be allowed to cure and be inspected for pinholes, thinly coated areas, uncured areas, or other defects. Any defects should be repaired prior to subsequent applications. The base coat shall be free of dirt, dust, water, or other contaminants before application of the topcoat.
 - b. Subsequent coating, if required, should be applied in a timely manner to ensure proper adhesion between coats.

3.03 GRANULE APPLICATION (OPTIONAL)

When applied, the granules shall be of the specified size and type and incorporated into the topcoat as recommended by the coating manufacturer.

3.04 WALKWAYS

Walkways may be installed for heavy traffic areas and around frequently serviced rooftop units. Breathable walk pads should be used according to the coating manufacturer's recommendations.

3.05 SAFETY REQUIREMENTS

- (1) Refer to API Bulletin AX- 119, “MDI-Based Polyurethane Foam Systems: Guidelines for Safe Handling and Disposal.”
- (2) Refer to appropriate Materials Safety Data Sheets (MSDS) for additional safety information.
- (3) Before spray polyurethane foam or coating is applied, all HVAC equipment on the roof must be turned off. These units and any other potential sources of air entry into the building must be sealed.

OTHER PROGRAMS AND SERVICES OFFERED BY SPFA

PROFESSIONAL CERTIFICATION

The SPFA’s ISO-compliant Professional Certification Program (PCP) offers individual certification for installers and project managers and company accreditation for SPF contractors and suppliers. The objective of the program is to ensure individuals and companies have the knowledge, skills and abilities to properly install SPF.

TECHNICAL DOCUMENTS

SPFA-102	A Guide for Selection of Protective Coatings over Spray Polyurethane Foam Roofing Systems
SPFA-103	Spray Polyurethane Foam Insulation Systems for Metal Service Vessels Operating Between -30°F and 200°F
SPFA-104	Spray Polyurethane Foam Systems for New and Remedial Roofing
SPFA-107	Spray Polyurethane Foam Blisters – Their Causes, Types, Prevention and Repair
SPFA-110	Spray Polyurethane Foam Aggregate Systems for New and Remedial Roofing
SPFA-111	Spray Polyurethane Foam Systems for Cold Storage Facilities Operating Between -40°F and 50°F
SPFA-112	Spray Polyurethane Foam for Building Envelope Insulation and Air Seal
SPFA-118	Moisture Vapor Transmission
SPFA-119	Glossary of Terms Common to the Spray Polyurethane Foam Industry
SPFA-121	Spray Polyurethane Foam Estimating Reference Guide
SPFA-122	The Renewal of Spray Polyurethane Foam and Coating Roof Systems
SPFA-126	Thermal Barriers for the Spray Polyurethane Foam Industry
SPFA-127	Maintenance Manual for Spray Polyurethane Foam Roof Systems
SPFA-130	SPF Roofing “Sustainable Roofing” (4-page Color Brochure)
SPFA-134	Guideline for Insulating Metal Buildings with Spray Polyurethane Foam

- The **SPFA website** is a direct communication to all member suppliers and contractors with web access. Up-to-date information is offered, and, as a member, you may link into the website: www.sprayfoam.org.
- A **“Support Line” 800-number** is available for your use to answer technical questions (800-523-6154). The SPFA sponsors research and development and product testing that allows for approval of generic types of spray foams, coverings, and related products.