



September 25, 2012

## Roofing Coatings, Adhesives and Mastics

Miami-Dade County's Board of Rules and Appeals (BORA) made an interpretation of FBC section 1513 on whether the introduction of a reinforcing fabric within a coating matrix is acceptable based on the FBC definition shown below:

*ROOFING COATINGS, ADHESIVES AND MASTICS. Any and all liquid materials applied to the roofing membrane layer to enhance ultraviolet light resistance; increase resistance to fire; increase reflectivity of the roofing assembly; or, in some way, enhance the performance of the roofing assembly. Roofing coatings, adhesives or mastics shall not contain asbestos materials.*

It is understood that the purpose of a maintenance coating is to improve the roof system's performance and extend the life of the roof by blocking ultra-violet radiation, slowing the further breaking down of the roof system. Additionally, roof maintenance coatings slow but do not stop the aging process of the underlying roof system. By instituting a proactive, routine maintenance program that includes the use of appropriate coatings, owners can extend the useful life of a new or existing roof membrane at a much lower total life-cycle cost when compared to the typical approach of neglect, repair and re-roof.

BORA provided the following ruling:

*The definition of ROOFING COATINGS, ADHESIVES AND MASTICS and ROOFING MAINTENANCE should be interpreted to include coatings which incorporate reinforcing fabric within that classification/definition.*

If you have any questions or if we can be of additional assistance please contact the Product Control Section at 786-315-2590.

Thank you.