

## Technical Data Sheet

# IB Roof Cleaner Wash Concentrate

IB Roof Systems®

Biodegradable Cleaner Concentrate

## Product Description



### IB Roof Cleaner Wash Concentrate

is a high performance, environmentally friendly cleaner that is formulated to remove heavy soils and contaminants in preparation of roofs prior to the application of roof coatings.

## Packaging

5-Gallon Pails

## Features and Benefits

- Plasticizer free
- Unique high performance but environmentally friendly cleaner
- All surfactants are on [www.cleaningredients.org](http://www.cleaningredients.org). These ingredients have been verified by independent third-party experts to pass the Safer Choice Standard, designed to safeguard human and environmental health.
- Color: Clear Yellow-Amber appearance

## Product Use

IB Roof Cleaner Wash Concentrate is designed to be diluted at a 9:1 with water prior to use for effective cleaning solution for aged single-ply membranes, concrete, metal roof panel, as well as existing coatings, coated polyurethane foam (PUF) prior to the application of the IB Coating. May be used at lower dilutions to remove heavily soiled areas and tough stains.

## Approvals

- Meets California SCAQMD requirements for VOCs

## Ordering Information

IB Roof Cleaner Wash Concentrate			
Item Code	Description	Size	Class
9-RCWC5	IB Roof Cleaner Wash Concentrate	5-gal	55

## Coverage Rate (approximate)

Dilute 9:1 with water ratio of water to 1-part IB Roof Cleaner Wash Concentrate. 1 gallon of concentrate makes 10 gallons of solution. 5 gallons of concentrate makes 50 gallons of solution. Approximate coverage rate is 1.0 gallon per 400 square feet. 50 gallons (mixed) covers up to 20,000 sq. ft. of roof area.

See recommendations for specific applications. Yields will vary depending on roof condition and amount of contamination.

## Temperature Precautions

Do not apply this product below 40°F (4°C) or in weather conditions where the temperature will drop below 40°F (4°C) during the curing cycle. Upper temperature restriction (both air and substrate) for application of this product is 185°F (85°C). If the substrate temperature exceeds 185°F (85°C), it should be applied during cooler periods of the day. This product should not be applied unless surface temperature is 40°F (4°C) minimum and 185°F (85°C) maximum.

## Relative Humidity Precautions

Acrylic products are moisture sensitive. Do not apply this product when it is raining or if the threat of rain exists. Do not apply when the dew point is less than 5°F below the ambient temperature. Do not apply in conditions when the relative humidity exceeds 90%.

## Storage

Always store in cool and dry location. For best results, keep product stored above 60°F (15.6°C) or below 90°F (32°C). Do not store in direct

sunlight or in temperatures. Keep from freezing. Allow material to set at room temperature for 24 hours prior to use.

## IB Roof Cleaner Wash Concentrate

### Physical Properties

Property	Test Method	Typical Value
Color	-	Yellow Amber
Odor	-	Mild
Flash Point	D1310	None
Weight per Gallon	-	8.3 lbs./gal
VOC Content	EPA M24	0 g/L
Shelf Life: (unopened container stored at temperatures between 60°F and 90°F.	-	24 months from date of manufacture.

## Application Guidelines

### Application Equipment

Hand pump, garden sprayer or compression type sprayer.

**Brush:** No reduction necessary. Use synthetic filament brushes

**Spraying:** When spraying material should be at least 50°F (10°C).

### Surface Preparation

Remove heavy deposits of dirt, leaves, and other debris using a broom or air blower. Inspect the entire roof for any open seams, tears, cuts, loose fasteners, deteriorated sealants, etc. and repair with like materials to prevent water infiltration during the cleaning process.

Algae, mildew, and/or fungus must be removed by power washing and scrubbing with a bleach solution of 1 part bleach and 2 parts water. Repeat if necessary. Rinse thoroughly and allow it to dry before applying the combined mixed solution of IB Roof Cleaner Wash.

## Application

Apply IB Roof Cleaner Wash Concentrate (diluted) using a hand pump, garden sprayer or compression type sprayer at the rate of 400 square feet per gallon. Allow cleaner to stand 10-15 minutes to saturate the membrane surface contaminates while adding a light mist of water as needed to prevent drying. While the solution is wet, start at the lowest point of the roof and work towards the highest point and lightly agitate any heavily soiled areas with a broom or brush. Do not allow dirt to settle in low areas and continue to monitor for areas of drying and re-apply a light mist of water. Continue to work any areas of heavy soiling and break-up any large accumulation of debris or similar that remain.

**Rinsing:** Begin at the lowest point of the roof and work toward the highest point while rinsing the roof surface. Once at the highest point, work down to the lowest point of the roof with a final rinse to remove residue from the roof surface. On flat roofs, work away from and then back toward roof drains and scuppers to achieve a double rinse. Failure to thoroughly rinse the solution from the surface will result in poor coating adhesion. Rinse completely. Water should be clear with no soapy bubbles.

**Drying:** After cleaning and rinsing the roof, allow it to dry thoroughly and inspect the entire surface area to ensure that the prepared substrate is free of dirt, dust, grease, oil, foreign contaminants, or other debris that would inhibit adhesion of coating. Also ensure that all soap residues and any other films, buildup are fully removed. If such conditions exist, the roof surfaces should be re-cleaned using the specified IB cleaning solution in order to receive the new coating system.

If remaining dirt and residues are localized, the recleaning application does not need to be applied across the entire application area – just in these sections until sufficiently cleaned.

The prepared substrate must be free of dirt, dust, grease, oil, foreign contaminants, or other debris that would inhibit adhesion of coating. If such conditions exist, the roof surfaces should be re-cleaned using the specified IB cleaning solution in order to receive the new coating system.

**Limitations**

- Refer to Substrate Preparation guidelines for proper preparation, cleaning and primer roof with any applicable bond enhancing primer before commencing with application of IB Coatings.
- This product cures by water evaporation only. Do not attempt to apply product when weather conditions are not conducive to drying. Refer to temperature and relative humidity precautions.
- Application of materials with power spray equipment will require some masking and erection of wind screens to prevent overspray occurrences and damage to surrounding structures, surfaces, vehicles, property, or persons.

**Clean Up**

Clean up spills and spatters immediately with water. Flush all hoses, equipment, and tools with water followed by propylene glycol to prevent unit from rusting.

**Disposal**

Empty containers must be disposed of in an approved landfill in accordance with local, state, and federal regulations.

**Caution**

Avoid prolonged and repeated contact with skin. Do not take internally. Avoid eye contact as this material has adhesive properties. Refer to product Safety Data Sheet (SDS) for additional information pertaining to this product and prior to use or handling.

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