

Cleaning & Owner Maintenance Of Your Installed IB PVC Roof Membrane

While a dirty roof can detract from its appearance, regular cleaning is not required for the watertightness or longevity of the roof system, except where exposed to harmful contaminants or harsh chemicals. IB membranes are manufactured with a finish that helps the roof remain cleaner for a longer period after installation, but all roofs get dirty. Dust, dirt and organic matter from trees and other materials will settle on the roof, adversely affecting its appearance. Cleaning your installed IB PVC roof membrane is an optional but typical part of routine annual Owner Maintenance to maintain and enhance its appearance; as with most exterior building materials. In humid, wet climates algae or other biologic growth can occur as local environmental contaminants and organic materials are deposited and may require more frequent cleaning and additional measures to control these conditions. 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. More detailed cleaning information is provided on the back of this document.

General Membrane Cleaning Guidelines

For simple dirt removal, wash with a soft bristle broom and a plain powder detergent solution (such as plain Tide). More heavily soiled areas may require additional cleaning.

For heavier soiled areas, or where algae and/or difficult algae staining is present, cleaning may require use of stronger solutions (such as TSP) and a small amount of diluted household bleach. If your roof is located in an area prone to persistent algae formation, the use of cleaning compounds with a residual algaecide/mildewcide agent may be needed. While it may not be possible to remove all algae stains, especially if left in place too long, the appearance with proper cleaning can be improved and usually lightened.

It is very important to thoroughly rinse and remove all detergent/cleaning residues from the roof after cleaning. A garden hose with spray nozzle is usually sufficient.

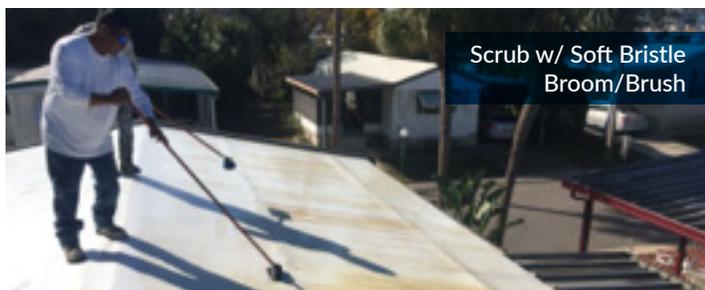
Pressure washers can damage the roof and require care in their use. When used they should be no greater than 1500 psi and held no closer to the roof than 24". Algaecide/mildewcide agents, when used, should generally be applied after cleaning and rinsing is completed.

IMPORTANT NOTES: Read and follow all product labels on care, use, mixing and precautions on the use of cleaning materials. Small test areas are always recommended prior to cleaning. Use of harsh cleansers and bleach can result in color fade or damage to colors or printed membranes.



- Wear protective clothing, gloves and PPE (personal protective equipment). Read and follow all label / packaging directions, safety precautions and local ordinances. Avoid inhalation, eye or skin contact with cleaning materials and solutions.
- **Important:** Protect plants, shrubs, lawns and painted or incompatible material surfaces from contact with cleaning products and run-off. Before and after wetting/rinsing of plants and lawn areas is recommended, particularly with bleach based cleaners. Cover or remove sensitive plants, fabrics, personal items and similar materials.
- Test a small patch in inconspicuous area first with the selected cleaning material prior to washing full roof.
- Avoid use of bleach products on printed or color membranes where possible. Where algae may be present, follow cleaning with use of compatible cleaning material with residual algaecide/mildewcide (such as Wet and Forget) to retard biologic growth.
- IB does not endorse or warrant the performance of any cleaning product or materials. Materials listed below are provided based on field experience. Cleaning solutions should be mixed and applied to the roof surface. Sprinkling of dry powder and wetting in, is not recommended. Allow solution to stand for approximately 5 minutes but not to the point of drying. Broom and wash surface with soft fiber broom to remove dirt. Re-apply as needed and lightly scrub the roof surface as needed.
- Pressure washing may not adequately remove dirt and contaminants, and can result in damage to the roof. Cleaning the roof with a soft fiber broom/brush is recommended and usually offers the best results. Where pressure washers are used to rinse after cleaning, do not exceed 1500 psi or use closer than 24" from the roof surface; and/or do not use a spray tip containing less than a 30° arc.

MEMBRANE TYPE OR CONDITION	CLEANING SOLUTIONS	MIX RATIO PER GALLON	CLEANING METHODS
Basic Dirt Removal <i>Non-Printed or Printed PVC</i>	Tide, Spic-‘N’-Span, or similar plain powder cleanser	<ul style="list-style-type: none"> • ¼ cup powder • 1 gal water 	<ul style="list-style-type: none"> • Apply pre-mixed solution to roof area at the rate of 1.0 to 1.5 gallons solution per 100 square feet. • Let work/stand 5 minutes but not until dry. • Scrub with soft bristle broom or brush, wet slightly or add solution as needed. • Heavier soiled areas may require heavier mix concentration or re-application and agitation using soft bristle broom to loosen the dirt from the roof. • For heavier soiled non-printed membranes, TSP may be added to Jomax and substituted for Tide, etc. • For heavily soiled membrane penetrations, apply Simple Green or TSP directly to surface and scrub by hand with non-abrasive scrub pad or scrub brush. • Rinse roof thoroughly. Remove all cleaning residues and compounds. Note: Cleaning materials may contain phosphates which if not removed, may result in rapid algae reoccurrence.
	Jomax House Cleaner and Mildew Killer and Tide without household bleach	<ul style="list-style-type: none"> • ¼ cup Tide powder • ¾ cup Jomax • 15 cups water 	
Heavy Dirt with Biological Material (e.g. Blue-Algae) <i>Non-Printed PVC</i>	Tri-Sodium Phosphate (TSP) + diluted mix of household bleach	<ul style="list-style-type: none"> • ¼–½ cup TSP powder • 13 oz bleach • 14 cups water 	
	Jomax House Cleaner and Mildew Killer + diluted mix of household bleach	<ul style="list-style-type: none"> • ¾ cup Jomax • 18 oz bleach • 13 cups water 	
Residual Algacide/ Mildewcide	Wet and Forget Outdoor	Follow label directions	<ul style="list-style-type: none"> • Apply after cleaning and rinsing primary cleaning compounds from roof • Re-apply as needed to control algae and biologic growth
Cleaning of Metal Drip Edge	Simple Green	Follow label directions	<ul style="list-style-type: none"> • Clean dirty metal with non-abrasive scour pad such as Scotch-Brite and Simple Green • Wash and rinse with diluted bleach solution • Rinse clean
	Clean/rinse application of powder detergent and diluted bleach	Wash/Rinse: <ul style="list-style-type: none"> • 8 cups bleach • 8 cups water 	



CAUTION: Roof surfaces can contain a variety of hazardous conditions and can be slippery particularly when wet. IB recommends strict adherence to all safe work practices, precautions, following applicable governmental and OSHA guidelines; including recommended Personal Protective Equipment (PPE) and slip resistant footwear. Care must be taken to guard against falls or injury due to slips while using cleaning materials and equipment; to avoid water being directed at vents, flashings, or other openings that could allow water into the building. Avoid conditions that could result in fire, electrical shock, unsafe handling, personnel exposure, or the uncontrolled run-off of cleaning materials. IB Roof Systems is not responsible for any harm, injury or losses incurred from any accident related to any activity on top of the roof.