

Technical Data Sheet

IB EPDM Cleaner

Rinseable Cleaner & Primer for EPDM Roofs

IB Roof Systems®

Product Description



IB EPDM Cleaner is a high performance, plasticizer free, single component, water-based, rinseable primer to remove the dirt and residues on the EPDM rubber membrane in preparation to receive an IB Coating.

Packaging

5-Gallon Pail, & 55 Gallon Drums

Features and Benefits

- Plasticizer free
- Excellent bond enhancement adhesion to aged EPDM surfaces
- Unique high performance but environmentally friendly cleaner
- Non-Flammable
- Non-Corrosive, Neutral pH
- All surfactants on 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.
- 100% Biodegradable formulation
- Low foaming formulation.
- Does not contain Ammonia, DEA, MEA, Glycol Ethers, Alkylphenol Ethoxylates (APEs), or Phthalates.
- Color: Clear

Product Use

IB EPDM Cleaner is designed as a rinseable primer/cleaner for aged EPDM roofs.

Approvals

- Meets California SCAQMD requirements for VOCs

Ordering Information

IB EPDM Cleaner

Item Code	Description	Size	Class
9-EPDMC	IB EPDM Cleaner	5-gal	55
9-EPDMC55	IB EPDM Cleaner	55-gal	55

Coverage Rate (approximate)

Approximate coverage rate is 1.0 gallons per 400 square feet without dilution. This product is not intended to be diluted.

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 (4.4°C) or in weather conditions where the temperature will drop below 40°F (4.4°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 (4.4°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.

Physical Properties

Property	Test Method	Typical Value
Color	-	Clear
Odor	-	Mild
pH	D5464-11	6.8 ± 1
Flash Point	D1310	212°F (100°C)
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 95°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. Do not over-brush as material may start to pull.

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

Mixing

No thinning or reduction is necessary. Do not dilute.

Surface Preparation

Remove heavy deposits of dirt, leaves, and other debris using a broom or air blower.

Application

Apply IB EPDM Cleaner 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.

Using a minimum 2,000 psi pressure washer, rinse the membrane surface with clean water. Begin at the lowest point of the roof and work toward the highest point keeping the pressure washer tip within 12" of the EPDM 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 use a power washer will result in poor coating adhesion. Rinse completely. Water should be clear with no soapy bubbles.

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.

Mildew 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 to dry.

Most substrates require a compatible primer to be applied prior to the application of the coating. Contact IBRS Technical Department at 800-426-1626 for recommendations regarding specific applications.

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 Acrylic 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.

Technical Data Sheet

IB EPDM Cleaner

IB Roof Systems®

Rinseable Cleaner & Primer for EPDM Roofs

- 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 splatters 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.

Disclaimer

All values given are approximate and are subject to change without notice. There is no implied or express warranty given through these values or statements, nor are there any assertions that the product purchased has been individually tested to conform to these standards. Testing is performed on a random basis by "in-house" and independent "third party" evaluation for the purpose of classification and or approval. Acceptance, purchase, and selection of these products are the sole responsibility of the buyer or buyer's representative. We assume no responsibility for coverage, performance or injuries resulting from use. Liability, if any, is limited to replacement of the product only.

LIMITED WARRANTY/EXCLUSIONS

TO THE EXTENT ALLOWED BY LOCAL LAW, EXCEPT AS FORTH BELOW, SELLER WARRANTS THAT THIS PRODUCT SHALL BE FREE OF ANY DEFECT IN MATERIAL OR WORKMANSHIP UNDER NORMAL USE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PURCHASE. IB ROOF SYSTEMS MAKES NO OTHER WARRANTIES WHETHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE GOODS HEREIN SOLD. THIS WARRANTY DOES NOT EXTEND TO ANY DEFECT OR FAILURE CAUSED BY MISUSE AND/OR INCORRECT APPLICATION. SINCE THE USE OF THE HEREIN DESCRIBED MATERIALS INVOLVE MANY VARIABLES IN MEANS AND METHODS OF APPLICATION, HANDLING/STORAGE AND/OR USE, THE USER IN ACCEPTING AND USING THESE MATERIALS ASSUMES ALL RESPONSIBILITY FOR THE END RESULT. THE PURCHASE OF IB ROOF SYSTEMS PRODUCT IS SUBJECT TO THE TERMS AND CONDITIONS HEREIN. NO EMPLOYEE OR AGENT OF SELLER IS AUTHORIZED TO ALTER THE TERMS HEREOF. IF THE PRODUCT IS PROVED TO BE DEFECTIVE, THE EXCLUSIVE REMEDY, THE BUYER'S SOLE REMEDY, AT IBRS'S OPTION SHALL BE TO REFUND THE PURCHASE PRICE OR REPLACE THE DEFECTIVE PRODUCT ONLY. IN NO EVENT SHALL IB ROOF SYSTEMS BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL, INDIRECT, OR PUNITIVE DAMAGES WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE) OR ANY OTHER CLAIMS, OR DAMAGES, INCLUDING DAMAGES WHICH MAY EXCEED THE ORIGINAL COST OF THE PRODUCTS MADE THE BASIS OF ANY CLAIM REGARDLESS OF THE LEGAL THEORY ASSERTED INCLUDING NEGLIGENCE, WARRANTY OR STRICT LIABILITY. NOTE: SOME OR ALL OF THE FOREGOING MAY NOT APPLY OR MAY BE INVALID UNDER THE LAWS APPLICABLE TO BUYER'S PURCHASE OR CLAIM.