



SMARTCOAT™

Roof Restoration



Why tear off when
you can restore?



Roof tear off and replacement is expensive in every sense.

Labor and material costs are significant – in many cases materials additional to waterproofing are required to meet current building code. And, the environmental cost is staggering as all existing roofing is landfill bound.

Illustrative Cost Comparison, per 100 sq. ft.	Tear Off/Replacement - Insulation/Cover Board Required	Tear Off/Replacement - Insulation/Cover Board Not Required	Restoration
The below is an actual project comparison from a 90 SQ apartment complex in Portland, OR, priced Fall, 2021. This example is for illustrative purposes only; actual costs will differ by project.			
Permit ⁵	\$11	\$11	n/a
Tear Off ⁶ & Disposal	\$175	\$175	n/a
Insulation (R30)	\$297	n/a	n/a
Gypsum – Based Cover Board	\$121	n/a	n/a
Roof Membrane	\$144 ¹	\$144 ¹	\$168 ⁴
Roof Membrane Accessories ²	\$56	\$14	\$16
SUBTOTAL Permit	\$11	\$11	n/a
SUBTOTAL Tear Off/Materials	\$793	\$333	\$184
Labor ³	\$1,236	\$316	\$368
TOTAL COST/SQ	\$2,040	\$660	\$552
TOTAL COST, 90 Squares (9,000 sq.ft.)	\$183,600	\$59,400	\$49,680

¹ Assumes nailable base sheet and torch-applied cap membrane
² Assumes 10% of total material cost
³ Assumes 2x material cost
⁴ Assumes Bleed Blocker (1.5G/SQ), Mastic (5, 2G pails), Silicone Coating (1.5G/SQ)
⁵ This project would have required an additional engineering and structural permit to support an parapet wall seismic tie-back to meet code, \$1,111/SQ; this cost was not included to provide a more conservative/common comparison.
⁶ In order to meet code, tear off would have included scaffolding, sidewalk closure, and asbestos testing; those costs were not included to provide a more conservative/common comparison.

Restoration is a cost effective approach to extend the life of the existing roof for decades.

The existing roof is cleaned, any major repairs are made, all penetrations and details are sealed and the entire surface coated and protected with a monolithic, durable liquid-applied membrane.



CLEANING

SEALING

COATING

SMARTCOAT delivers excellent protection with equally impressive support.

SMARTCOAT is a comprehensive roof restoration product line including both acrylic and silicone coating solutions and all accessory components.



SMARTCOAT 450 High Solids Silicone



- One coat. 20 years of protection.
- Tenacious direct bond to most substrates without primer
- Highly reflective – reduce energy cost and improve building comfort, qualifies for cool roof financial incentives
- UV stable and weather resistant – will not break down under ponding water



SMARTCOAT 400 Series Acrylic



- Highly economical one coat, 10-year warranty
- Tenacious direct bond to most substrates without primer
- Highly reflective, qualifies for cool roof financial incentives; Resistant to dirt pick up – stays brighter/whiter longer
- UV stable and weather resistant



In addition to these benefits, SMARTCOAT restorations are eligible for 100% taxation write off in year one; roof restoration is classified as a maintenance and not a capital expense.

“I am incredibly grateful my contractor provided with me with the option to restore my roof. I didn’t have the budget to replace my roof, which would have left me patching leaks for years to come. Additionally, while SMARTCOAT was installed, I was very pleased not to have received any disturbance complaints from my tenants. And, I feel really good that I personally kept a ton of material out of a landfill.” Judy Nichols, Building Owner



RESIDENCES



GOVERNMENT BUILDINGS



HEALTHCARE FACILITIES



HOTELS AND HOSPITALITY



EDUCATION



OFFICE

SMARTCOAT™ Limited Warranties

For more information and warranty protocol visit certainteed.com/smartcoat.

	When restoring a non-CertainTeed roof:						When extending the life of a CertainTeed roof:							
	SMARTCOAT Limited Warranty on Materials			SMARTCOAT No Dollar Limit (NDL) Limited Warranty			CertainTeed Integrity Roof System Limited Warranty SMARTCOAT Extension*				CertainTeed Integrity Roof System NDL Limited Warranty, SMARTCOAT Extension*			
Coating & Restoration Systems with:	10 Years	15 Years	20 Years	10 Years	15 Years	20 Years	5 Years	10 Years	15 Years	20 Years	5 Years	10 Years	15 Years	20 Years
Coverage	Warranty covers manufacturing defects in SMARTCOAT products only.			Warranty covers leaks caused by manufacturing defects in SMARTCOAT products and/or workmanship.			Warranty covers leaks caused by manufacturing defects in a preexisting CertainTeed low-slope roof and SMARTCOAT products.				Warranty covers leaks caused by manufacturing defects in a preexisting CertainTeed low-slope roof and SMARTCOAT products and/or workmanship.			
SMARTCOAT 400 High Performance Acrylic/405 Quick Set Acrylic	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SMARTCOAT 401 High Solids Acrylic	✓													
SMARTCOAT 450 High Solids Silicone	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prorated Coverage	Yes			No			Yes				No			
Warranty Fee	No			Yes			No				Yes			
Contractor Requirement	None			SMARTCOAT Approved Applicator			SMARTCOAT Approved Applicator				SMARTCOAT Approved Applicator			

Common Questions

Can all roofs be restored?

SMARTCOAT can restore and extend the life of existing asphaltic, TPO, PVC, EPDM and metal roofs. Not all roofs can be restored. A SMARTCOAT Approved Applicator should inspect your roof to verify that restoration is an option for you.

Is silicone or acrylic right for me?

Both coating chemistries have their place. Your roof's slope, design, condition and location will be the primary drivers here. Additionally, your desired warranty duration will have an impact. Acrylic is a less expensive material but, due to a lower solids count, (approximately 50% of the wet-applied product will evaporate during cure as opposed to silicone which is almost 100% solids) requires more coats for longer warranty durations. A SMARTCOAT Approved Applicator will have the knowledge to recommend the best restoration system for your roof.

What happens down the line?

All roofs require inspection and maintenance, as needed, like a car. With proper care, it is possible to continually restore your roof for the foreseeable future, avoiding tear off. While some silicone coatings cannot be utilized to recoat existing silicone coatings, SMARTCOAT 450 High Solids Silicone has been third-party verified to bond to itself and other silicone coatings.



CertainTeed

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