



838 COATINGS

12800 State Hwy 13, STE 400
Savage, MN 55378

Comparative Analysis of Roof Coatings

Introduction:

Roof coatings play a crucial role in protecting and extending the life of roofing systems by providing a protective barrier against environmental elements. Among the various types of roof coatings available, silicone, SEBS (Styrene Ethylene Butylene Styrene), acrylic, and urethane coatings are popular choices. In this comparative analysis, we will examine these four types of roof coatings in terms of their properties, advantages, and applications to help you make an informed choice for your roofing needs.

Silicone Roof Coatings

Properties

- Silicone coatings are known for their excellent UV resistance and weatherability. They are inorganic which helps them to maintain their properties as they age.
- Silicone Coatings display high water resistance in ponding areas.
- Moisture cure technology allows them to be used in a myriad of environments.
- Highly waterproof

Advantages

- Exceptional UV Resistance: Silicone coatings are highly effective at reflecting UV rays, protecting the underlying roofing substrate from UV damage.
- Longevity: They have a long service life and are often considered a low-maintenance option, lasting up to 20-25 years.
- Ease of Application: Silicone coatings are easy to apply. High solids technology allows for single coat applications compared to some other options.

Applications

- Silicone roof coatings are ideal for flat and low-slope roofing systems.
- They are commonly used in areas with extreme weather conditions due to their exceptional durability.

SEBS (Styrene Ethylene Butylene Styrene) Roof Coatings

Properties

- SEBS coatings are solvent based rubber coatings.
- Extreme resistance to water and weathering.
- Resistance to water swelling.
- High Tensile strength options offer strong resistance to foot traffic.
- Cure by solvent evaporation.

Advantages

- Flexibility: SEBS coatings are highly flexible and can accommodate building movement without cracking.
- Waterproofing: They provide excellent waterproofing capabilities, making them suitable for water-prone areas.
- Very high elongation allows them to be used for a variety of roofing substrates especially Metal.
- Maintain bright white reflectance longer than all other chemistries.

Applications

- Often used for flat or low-slope roofing systems, particularly in regions with heavier rainfall and larger temperature fluctuations.
- Great option for Metal Restoration because of their high tensile/elongation.



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- Stays brighter white longer than any other chemistry of roof coating.

Acrylic Roof Coatings

Properties

- Water-based Chemistry
- Very good tensile strength and elongation options for a variety of roofing substrates.
- They are available in a wide range of colors, allowing for customization.
- Cure by evaporation of water, forming a solid, protective film.

Advantages

- High Reflectivity options.
- Economical option for long term success.
- Easy to handle & clean up.
- Non-Hazardous.
- Very versatile as they can be used on a variety of substrates.

Applications

- Used for all types of commercial sloped and low slope roofing systems.
- They are suitable for both flat and sloped roofs.

Urethane Roof Coatings

Properties

- Both Solvent and Water Based options. For roofing most are solvent based/moisture cure.
- Exceptional durability and chemical resistance.
- They provide a tough, abrasion-resistant surface.
- Cure by reacting with moisture in the air forming a solid, moisture-resistant membrane.

Advantages

- Durability, Chemical Resistance,
- Can be used on a variety of substrates.

Applications

- Urethane coatings are often used on roofs with heavy foot traffic or exposure to chemicals, such as industrial facilities and parking decks.
- They are suitable for both flat and sloped roofs.

Comparative Analysis Summary

- **UV Resistance:** Silicone coatings offer great UV resistance. Acrylics, SEBS, and Urethane coatings all offer good UV stability long term.
- **Waterproofing:** SEBS, Silicone, & Urethane coatings provide excellent waterproofing capabilities.
- **Flexibility:** Silicone, SEBS, and urethane coatings are highly flexible and can accommodate building movement.
- **Reflectivity:** All coatings initially show high reflectance, but as they age SEBS ranks the highest followed by Acrylic and then Urethane in long term reflectance.
- **Durability:** Urethane & SEBS coatings are renowned for their durability and chemical resistance, making them suitable for harsh environments.



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- **Applications:** The choice of coating depends on factors like the roofing substrate, environmental conditions, and the specific requirements of the project.

In general, the choice between Silicone, SEBS, Acrylic, and Urethane roof coatings should be based on the unique needs of the roofing project. All factors such as climate, substrate material, desired lifespan, and budget need to be considered when selecting the most suitable coating for your commercial roofing system. Each of these coatings offers distinct advantages, and consulting with your local 838 Coatings technical representative can help ensure the best choice for your specific situation.