

TechTip R3 – Coating Reversion

Coating reversion of two component polyurethane coatings was a problem primarily in roofs that were coated in the early to late 1980s. I have not seen the condition in the last 10 years.

Reversion of coatings refers to a condition where the coating originally sets up and exhibits good physical properties initially then over a period of time (usually years), the coating (typically the base coating) becomes soft and gummy. Sometimes the coating appears fine in cool to cold weather and only becomes soft during warm and hot weather. This makes it hard to diagnose at times.

The causes of reverted coating usually stem from the A side not mixing thoroughly with the B side component and eventually having the A side react with water vapor. Since it is usually the base coating, the top coating may appear fine. Sometimes the top coating may start to lose adhesion with the base coating. If this happens, the recommendation is to scarify the coating and top surface of foam, re-foam and re-coat the roof. If the adhesion is good and the coating is providing adequate UV protection, it is usually best to just leave it alone.

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