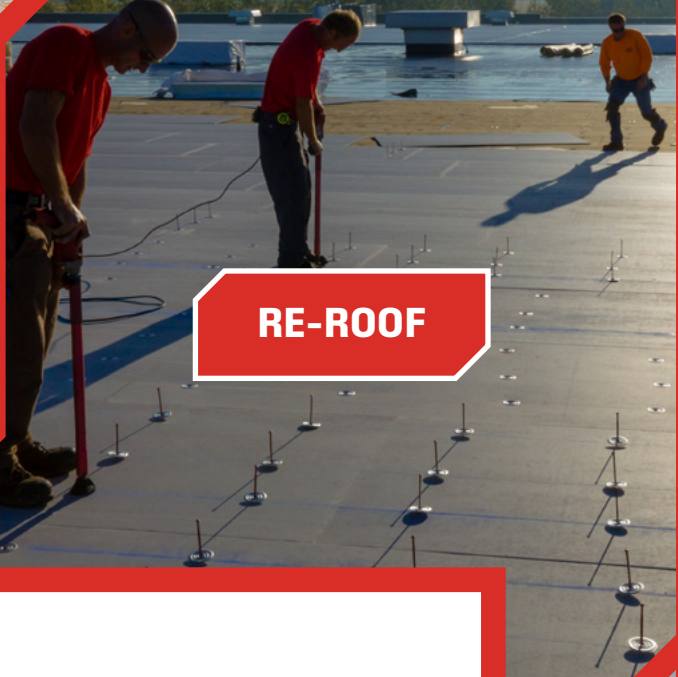




NEW ROOF



RE-ROOF

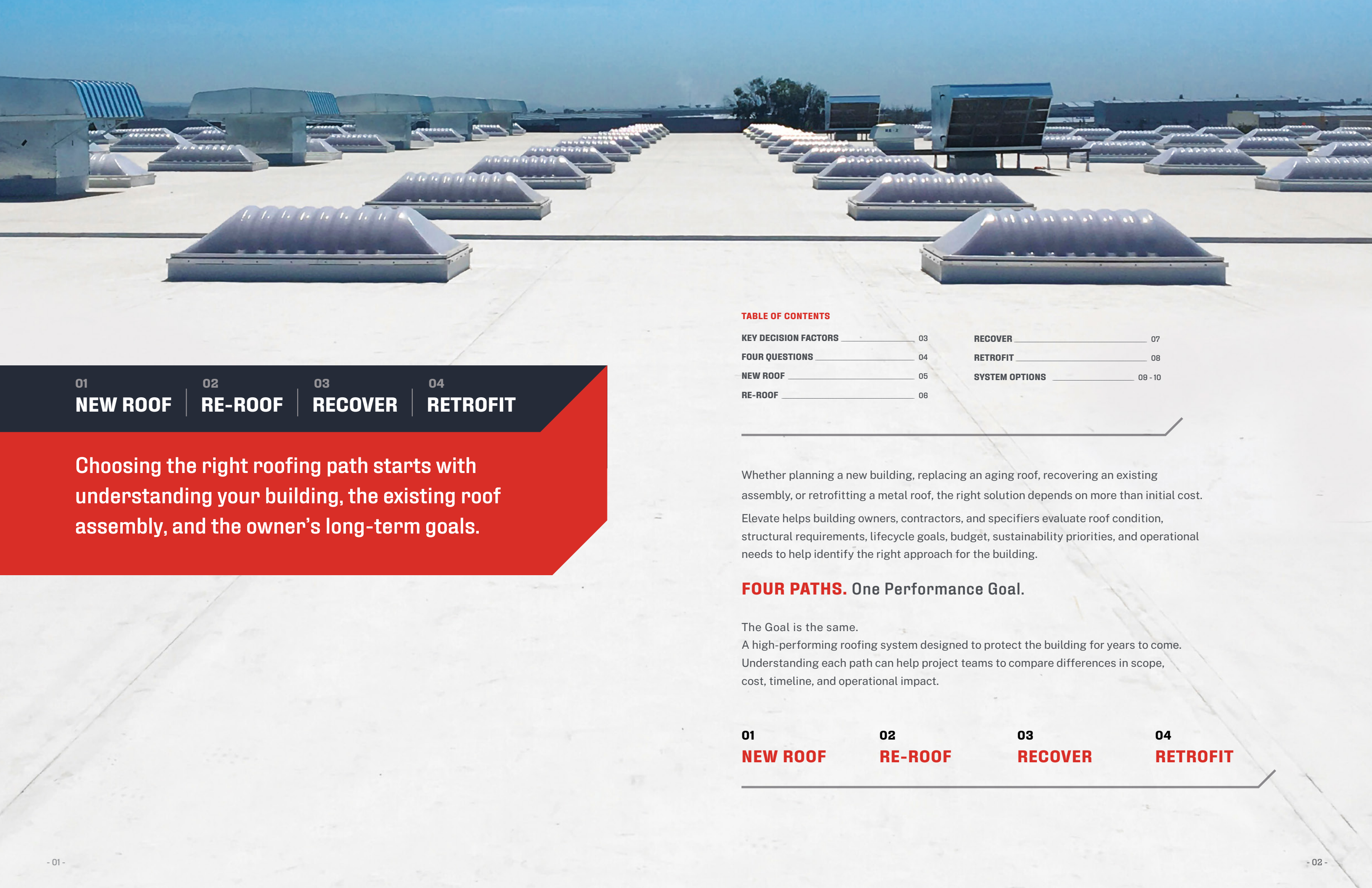
THE COMMERCIAL ROOFING **DECISION GUIDE**



RECOVER



RETROFIT



- 01
NEW ROOF
- 02
RE-ROOF
- 03
RECOVER
- 04
RETROFIT

Choosing the right roofing path starts with understanding your building, the existing roof assembly, and the owner’s long-term goals.

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Whether planning a new building, replacing an aging roof, recovering an existing assembly, or retrofitting a metal roof, the right solution depends on more than initial cost. Elevate helps building owners, contractors, and specifiers evaluate roof condition, structural requirements, lifecycle goals, budget, sustainability priorities, and operational needs to help identify the right approach for the building.

FOUR PATHS. One Performance Goal.

The Goal is the same.
A high-performing roofing system designed to protect the building for years to come. Understanding each path can help project teams to compare differences in scope, cost, timeline, and operational impact.

- 01
NEW ROOF
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RETROFIT

KEY DECISION FACTORS: What Drives the Right Roofing Decision?



STRUCTURAL CONDITION

The roof deck and supporting structure must be able to accommodate the proposed assembly. Compromised components may require repair or replacement.



BUILDING OCCUPANCY

Installation speed, noise, access, odor, safety and disruption are important considerations for occupied and mission-critical facilities.



MOISTURE

Widespread moisture may require tear-off, while isolated wet areas may be addressed as part of a properly designed recover project.



ROOF CONDITION & COMPATIBILITY

Existing components must be evaluated to confirm they can support and are compatible with the proposed system



EXISTING ROOF LAYERS

The number and condition of existing layers can determine whether recovery is permitted under applicable codes and local requirements.



LIFECYCLE GOALS

Consider initial cost, project timing, downtime, energy performance, maintenance, sustainability, warranty requirements and long-term value.

FOUR QUESTIONS. ONE CLEAR ANSWER.

Work down in order. The first condition that applies points you to the right path – structure first, because a compromised deck overrides everything else.

STEP 01 - STRUCTURE

Is the structural deck sound?

NO → **NEW ROOF**
Full Structural Replacement

YES ↓ Continue to Step 02

STEP 02 - MOISTURE & LAYERS

Wet insulation, or two layers already?

YES → **RE-ROOF**
Tear Off & Replace

NO ↓ Continue to Step 03

STEP 03 - CONDITION

Is the roof system generally stable?

NO → **RE-ROOF**
Tear Off & Replace

YES ↓ **RECOVER**
Unless an upgrade is needed

STEP 04 - PERFORMANCE

Need a performance upgrade?

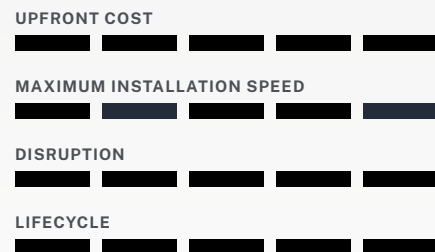
YES → **RETROFIT**
Energy, Drainage, Solar, Slope

NO → **RECOVER**
Renew as-is



01 NEW ROOF

A complete roofing system designed and installed as part of new building construction. A new roof allows each component of the assembly to be selected based on the building's design, intended use, climate, performance requirements and long-term goals.



BEST SUITED FOR

- New commercial construction
- Building additions or expansions
- Existing buildings requiring structural deck replacement
- Major changes in building use or performance requirements
- Projects requiring a complete roof assembly designed from the deck up



**COMPLETE SYSTEM
DESIGN FLEXIBILITY**



**HELP ENHANCE THERMAL
EFFICIENCY AND
MOISTURE PROTECTION**



**SYSTEM SELECTION BASED
ON PROJECT-SPECIFIC
PERFORMANCE NEEDS**

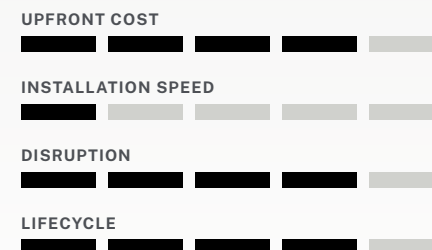


**LONG-TERM LIFECYCLE
PLANNING FROM
THE BEGINNING**



02 RE-ROOF

A complete roof replacement in which the existing system is removed down to the deck and a new roofing assembly is installed. A re-roof may be the right approach when widespread moisture, damaged insulation, multiple roof layers, deck deterioration or other conditions make recovery impractical. It restores full system performance while providing the opportunity to upgrade insulation and improve energy efficiency.



BEST SUITED FOR

- Roofs with membranes that have reached the end of their service life
- Systems with widespread moisture, deterioration or damaged components
- Projects requiring wet or compromised insulation to be replaced
- Roofs that have reached applicable code limits for existing layers
- Projects requiring access to inspect, repair or replace the roof deck



**ELIMINATES DAMAGED OR
MOISTURE-COMPROMISED
ROOFING MATERIALS**



**SUPPORTS REDESIGN FOR
CURRENT PERFORMANCE
NEEDS**



**ALLOWS THE ROOF DECK TO
BE FULLY EVALUATED AND
REPAIRED AS NEEDED**

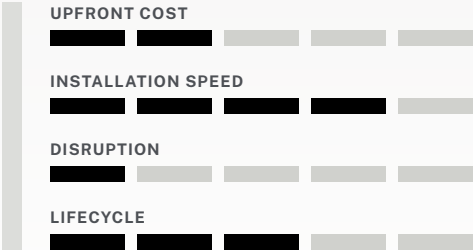


**PROVIDES OPPORTUNITIES
TO ENHANCE INSULATION,
DRAINAGE, DURABILITY
AND ENERGY EFFICIENCY**



03
RECOVER

A new roofing system installed over an existing roof assembly that has been evaluated and determined to be a suitable substrate. Where existing conditions and codes allow, a recover with a new membrane can extend the roof’s service life while reducing tear-off, material waste, installation time and building disruption. The existing system must first be evaluated for moisture, structural capacity, attachment, compatibility and applicable code requirements.



BEST SUITED FOR

- Existing roof systems that remain structurally sound
- Roofs with dry insulation or isolated moisture that can be addressed
- Roofs within applicable code limits for existing layers
- Occupied buildings where disruption must be minimized
- Projects with compressed schedules or controlled budgets



**FASTER INSTALLATION
COMPARED WITH A FULL
TEAR-OFF**



REDUCED LABOR COSTS



**MINIMIZES DISRUPTION
AND ALLOWS OPERATIONS
TO CONTINUE DURING
INSTALLATION**

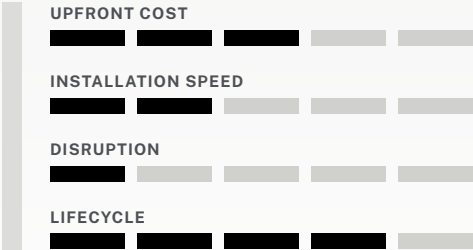


**PROVIDES OPPORTUNITIES
TO ENHANCE INSULATION,
DRAINAGE, DURABILITY
AND ENERGY EFFICIENCY**



04
RETROFIT

A roofing solution designed to improve or modernize an existing roof without removing the entire assembly. Often used over metal roofing systems, a retrofit can address aging panels, exposed fasteners, seams, penetrations, drainage and thermal performance. It can also add slope or insulation, support solar integration or convert the existing roof to a different system while preserving it as part of the new assembly.



BEST SUITED FOR

- Aging metal roofing systems
- Buildings with recurring leaks at seams, fasteners or penetrations
- Facilities requiring improved drainage, thermal or energy performance
- Projects integrating solar or mechanical systems
- Buildings requiring modernization with minimal operational disruption



**PRESERVES THE EXISTING
METAL ROOF AS A PART
OF THE SYSTEM**



**HELPS EXTEND THE
SERVICE LIFE OF THE
EXISTING ROOF**



**REDUCES TEAR-OFF WASTE
AND LABOR COSTS**



**PROVIDES OPPORTUNITIES
TO ENHANCE INSULATION,
DRAINAGE, DURABILITY
AND ENERGY EFFICIENCY**

SYSTEM OPTIONS		EXISTING ROOF TYPE					
REROOF	Adhered MAX™ PVC, UltraPly™ TPO, TPO SA, RubberGard™ EPDM, EPDM SA over new ISOGARD GL / CG or/and approved cover boards	METAL BUILDING	GRAVEL SURFACED BUR	SMOOTH BUR & MODIFIED BITUMEN	TPO / EPDM	BALLASTED EPDM	PVC
		X	X	X	X	X	X
	Mechanically Attached MAX PVC, UltraPly TPO, RubberGard EPDM over new ISOGARD GL/CG or/and approved cover boards	X	X	X	X	X	X
	InvisiWeld UltraPly TPO, MAX PVC over new ISOGARD GL / CG or/and approved cover boards	X	X	X	X	X	X
	Hot, Cold, Torched Modified Bitumen over new ISOGARD GL / CG or/and approved cover boards	X	X	X	X	X	X
RECOVER	Adhered MAX PVC, UltraPly TPO, RubberGard EPDM over new ISOGARD GL / CG or/and approved cover boards (0.5 inch ¹)	X	X	X	X		X
	Mechanically Attached MAX PVC, UltraPly TPO, RubberGard MAX EPDM over new ISOGARD GL / CG or/and approved cover boards (0.5 inch ¹)	X	X	X	X	X	X
	InvisiWeld MAX PVC or UltraPly TPO over new ISOGARD GL / CG or/and approved cover boards (0.5 inch ¹)	X	X	X	X	X	X
	Hot, Cold, Torched Modified Bitumen over new ISOGARD GL / CG or/and approved cover boards	X					
RETROFIT ³	TPO SA, EPDM SA Direct Membrane Overlay			X	X		
	Adhered UltraPly TPO XR or MAX PVC XR, Direct Membrane Overlay		X	X	X		X
	Ballasted UltraPly TPO or RubberGard EPDM (Membrane Only)			X	X		
	Mechanically Attached UltraPly TPO XR, MAX PVC XR, RubberGard MAX EPDM ⁴ (Membrane only)		X	X	X	X	X
	InvisiWeld UltraPly TPO (Membrane Only)				X	X	
	Hot, Cold, Torched Modified Bitumen Direct Membrane Overlay		X	X	X		X

1 - Depending on the R-value request

2 - If only the membrane is adhered

3 - Existing Elevate membrane 15 years, Non-Elevate membrane 10 years.

4 - Requires Slip Sheet

5 - Removal of ballast required; reattach insulation as required for mechanically attached systems.

6 - EPDM Roof Systems only

7 - Cardboard Discs required

8 - TPO Roof Systems only

SYSTEM OPTIONS		EXISTING ROOF TYPE					
PREMIUM	Adhered MAX PVC, UltraPly TPO, RubberGard EPDM, over new HD ISO	METAL BUILDING RECOVER FLUTE FILL REQUIRED	GRAVEL SURFACED BUR	SMOOTH BUR & MODIFIED BITUMEN	TPO / EPDM	BALLASTED EPDM	PVC
		MAXIMUM WARRANTY LENGTH (YEARS)					
		UP TO 25	UP TO 25	UP TO 25	UP TO 25	UP TO 25 ⁵	N/A
	Hot, Cold, Torched Modified Bitumen over new gypsum coverboard	N/A	UP TO 25	UP TO 25	N/A	N/A	N/A
	Mechanically Attached MAX PVC, UltraPly TPO, RubberGard EPDM over HD ISO	UP TO 25	UP TO 25	UP TO 25	UP TO 25	UP TO 25 ⁵	UP TO 25
STANDARD	InvisiWeld UltraPly TPO, MAX PVC over new HD ISO	UP TO 25	UP TO 25	UP TO 25	UP TO 25	UP TO 25 ⁵	UP TO 25
	Adhered UltraPly TPO XR or MAX PVC XR Direct Membrane Overlay	N/A	N/A	UP TO 20	UP TO 20	N/A	N/A
	Adhered MAX PVC, UltraPly TPO, RubberGard EPDM over new ISOGARD GL/CG	UP TO 25	UP TO 25	UP TO 25	UP TO 25	UP TO 25 ⁵	UP TO 25
	Mechanically Attached MAX PVC, UltraPly TPO, RubberGard EPDM over new ISOGARD GL/CG	UP TO 25	UP TO 25	UP TO 25	UP TO 25	UP TO 25 ⁵	UP TO 25
BASIC	InvisiWeld MAX PVC or UltraPly TPO over new ISOGARD GL/CG	UP TO 25	UP TO 25	UP TO 25	UP TO 25	UP TO 25 ⁵	UP TO 25
	Ballasted UltraPly TPO or RubberGard EPDM (Membrane only)	N/A	N/A	N/A	N/A	UP TO 20	N/A
	Mechanically Attached UltraPly TPO or RubberGard EPDM (Membrane only)	N/A	N/A	UP TO 20 ⁸	UP TO 20	UP TO 20 ⁵	N/A
	InvisiWeld UltraPly TPO (Membrane Only)	N/A	N/A	N/A	N/A	UP TO 20 ⁵	N/A
	IInvisiWeld UltraPly TPO or MAX PVC over Alleguard EPS over Alleguard EPS ⁷	UP TO 20	UP TO 20	UP TO 20	UP TO 20	UP TO 20 ⁵	N/A
	Hot, Cold, Torched Modified Bitumen Direct Membrane Overlay	N/A	N/A	UP TO 10	N/A	N/A	N/A

NOTES

- See Elevate Design and Attachment Guides for membrane thickness requirements
 - Not all proposed assemblies will be approved for warranty coverage. Contact an Elevate Technical Coordinator for review and approval for conditions not listed above.
 - Performance validation (uplift and fire) may not be possible for all applications.
 - See Elevate Design and Attachment Guides for additional warranty coverage, such as Hail, Cut and Puncture, or Wind Speed.
- Metal Building Recover applications using mechanically attached membrane require securement into structural purlins. Securement to the roof panels is not permitted.
 - See Elevate Design and Attachment Guides for fastener or adhesive pull test requirements for attachment over existing substrates.
 - All damaged and/or wet components of the existing system that would be detrimental to the new Elevate roof system must be removed and replaced in kind, prior to its installation.

ELEVATE RECOVER & RETROFIT SOLUTIONS

Elevate offers a range of membranes, insulation, cover boards, adhesives, attachment options, and accessories that can be combined into project-specific recover and retrofit assemblies, including:

- Elevate Fleece-back Membrane Systems
- MAX PVC Recover Assemblies
- UltraPly™ TPO Overlay Systems
- Insulation and Cover Board Upgrades
- Metal Roof Retrofit Assemblies
- Compatible Adhesives and Attachment Solutions
- Edge Metal, Flashings, and Accessories

Start With the Roof. Build Around the Building.

Every project begins with understanding the existing conditions and the owner's priorities. Elevate representatives and technical professionals can help project teams evaluate available options and identify an assembly aligned with the building's performance requirements.



Connect with an Elevate
representative today.

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