

Application of Coatings or Rejuvenators on Asphalt Shingles After Installation

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Many types of roofing permit the application of a coating or rejuvenator for a variety of reasons, such as increasing solar reflectivity, resisting biological growth, improving impact resistance, or increasing roof life. However, ARMA strongly advises against the field application of any type of coatings or rejuvenators over installed asphalt shingles.

There are many types and formulations of roof coatings and rejuvenators, so it is always important to consult the shingle manufacturer before proceeding with any type of application on asphalt shingles. Many asphalt shingle manufacturers specifically do not recommend installing field treatments on their shingles. Additionally, state or local building codes may prohibit this practice, as the field-applied coatings or rejuvenators may negatively impact the performance characteristics (including the fire classification, algae resistance, impact resistance, etc.) of the roof assembly.

Some problems reported after asphalt shingle roofs have been field-treated include shrinkage of the coating material, which may result in unsightly curling and/or cupping of the shingles or loosening of the granule surfacing of the asphalt shingles. In addition, non-permeable roof coating materials may create a vapor-retarding layer by sealing the voids around and between the shingles. If this occurs, it may contribute to moisture accumulation within the roofing system.

It has been suggested by some that the use of field-applied coatings or rejuvenators over existing asphalt shingles will produce overriding benefits to the homeowner, such as longer roof life, energy-use reduction, or remediation of small roof leaks. There is limited available documentation showing the extent to which these materials are applied to asphalt shingles and whether they provide any of these benefits, but the risks and concerns mentioned above remain very real. Further, many such treatments need regular maintenance reapplications to provide a consistent appearance.

In addition to coatings, there are also liquid-applied materials marketed as “rejuvenators” for asphalt shingle roofs. These materials are typically sprayed or rolled on an existing asphalt shingle roof that has been in service for several years and may be displaying normal signs of aging. As is the case with other coatings, many asphalt shingle manufacturers specifically



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recommend against applying a rejuvenator material on their shingles.

In summary, the application of a coating or rejuvenator may be detrimental to asphalt shingles. Be sure to:

- Check with the asphalt shingle manufacturer to determine if a specific field treatment is acceptable for use with their roofing shingles.
- Check with the local building and zoning department and, if appropriate, your homeowner's association to determine whether this application is allowed.

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