

Asbestos cement (AC) roofs are found everywhere and are generally viewed with mixture of “fear & trepidation” by builders, roofers, owners and DIY’ers alike. However, whether it is a single bay garage or a hundred thousand sq ft warehouse, by adopting the following methodical approach, they can often be repaired and renovated to provide a dramatically improved appearance, weather resistance and an extended lifespan. This “How to” will explain what you need to do to repair leaks, prepare the surface and effectively coat AC sheets to weatherproof them against the elements.

Note: AC roofs can be fragile and must be approached with caution using the correct weight spreading crawler boards, harnessing etc. Also, you should wear minimum FFP3 dust mask, rubber gloves/ boots and disposable coveralls when working with asbestos. We are primarily coatings manufacturers NOT Health & Safety advisors and as such we do not offer definitive guidance on “working at height” or “working with asbestos”, so we recommend that you consult a competent Health & Safety professional before commencing work.

1) “Bio Wash” Roof (kills moss, green mould & lichens).

Liberal spray the entire roof surface with Kingfisher “Bio Wash” using a low pressure sprayer (as for garden weed-killer) and leave for seven days to activate. This effectively sanitises the roof surface by killing the obvious areas of growth as well as the hidden spores buried deep in the substrate and overlap joints.



2) Clean Roof (remove debris)

Damp the roof with water (suppresses release of harmful fibres) and brush/ scrape the dead moss and other surface dirt and laitance into bags for disposal. Rinse clean surface with a soft hose. Strictly speaking you must contact a local waste management company to dispose of the scrapings as AC waste. Allow the roof to dry out. **DO NOT** pressure wash asbestos as this will release potentially harmful asbestos fibres into the air and is illegal. There is a highly informative two page document covering this on the HSE web site, reference number A12 which can easily be downloaded for further information.

3) Carry out Repairs

Any minor cracks or holes, especially around fixings can be filled with Kingfisher “MS Polymer” sealant. **DO NOT USE SILCONE MASTIC** as it does not have sufficient adhesion properties for this application. Larger cracks or holes will have to be bridged with “Acrypol” scrim mesh & “Acrypol” fibre roof repair compound. The procedure is to remove all dirt and laitance from around the damaged area before applying a liberal quantity of “Acrypol” to the area. You then “bed in” the mesh and leave it for at least an hour before applying another coat of Acrypol to seal it in.



4) Apply "Asbestos Sealer & Primer"

Spot apply "Asbestos Sealer & Primer" to friable edges, damaged corners or any area where the surface is worn or fibre release is evident. Note: The "Asbestos Sealer & Primer" can also be used as a "stand alone" product where control of fibre release is the priority and no decorative finish is required (apply 2 x coats). "Asbestos Sealer & Primer" is also used on the inside face of AC roofs to control the release of harmful dust/ fibres to the internal atmosphere.

5) Apply Kingfisher "Asbestos Roof Coating"

Apply 2 x coats of Kingfisher "Asbestos Roof Coating" by brush or high pressure spray. One 10L tub will typically be sufficient to treat a 20 to 25 sq m roof with 2 x coats. Larger containers (20 Kg) are also available from stock for larger scale projects. "Asbestos Roof Coating" waterproofs porous AC sheets, encapsulates harmful fibres and provides a highly durable, decorative finish with outstanding depth of colour.

