



EVALUATION REPORT

FLORIDA BUILDING CODE, 9TH EDITION (2026)

Manufacturer: POLYCOAT PRODUCTS
14722 Spring Ave
Santa Fe Springs, CA 90670
(562) 802-8834
www.polycoatusa.com

Issued August 6, 2026

Private Labeler: COELAN COATINGS SYSTEMS by KEMPER SYSTEM AMERICA INC.
1200 North America Drive
West Seneca, NY 14224
(800) 541-5455
<http://www.kemper-system.com>

Quality Assurance: UL LLC (QUA9625)

SCOPE

Category: Roofing
Subcategory: Waterproofing
Code Edition: Florida Building Code, 9th Edition (2026) including High-Velocity Hurricane Zones (HVHZ)
Code Sections: 1504.3.1, 1507.15.2, 1515.1.1, 1515.1.4, 1519.16, 1523.1.1
Properties: Wind Resistance

REFERENCES

<u>Entity</u>	<u>Report No.</u>	<u>Standard</u>	<u>Year</u>
PRI Construction Materials Technologies (TST5878)	2224T0010	ASTM E 108	2025
PRI Construction Materials Technologies (TST5878)	2224T0011	TAS 114(D)	2011
		FM 4474(B)	2020
PRI Construction Materials Technologies (TST5878)	2224T0012	ASTM C 957	2017
PRI Construction Materials Technologies (TST5878)	2224T0013	Physical Properties	
PRI Construction Materials Technologies (TST5878)	2224T0014	TAS 114(D)	2011
		FM 4474(B)	2020
PRI Construction Materials Technologies (TST5878)	2224T0015	ASTM C 957	2017
PRI Construction Materials Technologies (TST5878)	2224T0016	ASTM E 108	2025
PRI Construction Materials Technologies (TST5878)	2224T0021	TAS 114(D)	2011
		FM 4474(B)	2020



PRODUCT DESCRIPTION FOR POLYCOAT PRODUCTS

Use	Products	Description
Primer	Enviro-Grip EP#2SC	Two component, liquid applied, epoxy-polyamine primer
	Polyprime 2180SC	
Liquid-Applied Waterproofing	PC-220	Single component, liquid applied, moisture cured, aromatic polyurethane elastomeric waterproofing base membrane applied by notched trowel or squeegee and back rolled using a phenolic resin roller
	PC-260	Two component, fast setting, rapid curing, solvent free, flexible, high performance, high solids polyurethane elastomeric coating applied by notched trowel or squeegee and back rolled using a phenolic resin roller
	B-Tuff 306	
	Poly-I-Gard 246	Single component, liquid applied, moisture cured, aromatic polyurethane waterproofing membrane applied by notched trowel or squeegee and back rolled using a phenolic resin roller
	Poly-I-Gard 295	Two-component, fast setting, rapid curing, solvent free, high solids, hybrid aliphatic polyurea elastomeric membrane applied by notched trowel or squeegee and, for top coats, back rolled using a phenolic resin roller
	Topshield 5600	
	Polyglaze AL-50	Aliphatic, single component, liquid applied, moisture cured, polyurethane coating applied by flat or notched squeegee

PRODUCT DESCRIPTION FOR COELAN COATINGS SYSTEMS

Use	Products	Description
Primer	Coelan Primer GP	Two component, liquid applied, epoxy-polyamine primer
Liquid-Applied Waterproofing	Coelan Balcony Base	Single component, liquid applied, moisture cured, aromatic polyurethane elastomeric waterproofing base membrane applied by notched trowel or squeegee and back rolled using a phenolic resin roller
	Coelan FS Base Coat	Two component, fast setting, rapid curing, solvent free, flexible, high performance, high solids polyurethane elastomeric coating applied by notched trowel or squeegee and back rolled using a phenolic resin roller
	Coelan Parking Coat	Single component, liquid applied, moisture cured, aromatic polyurethane waterproofing membrane applied by notched trowel or squeegee and back rolled using a phenolic resin roller
	Coelan Parking HD Coat	Two-component, fast setting, rapid curing, solvent free, high solids, hybrid aliphatic polyurea elastomeric membrane applied by notched trowel or squeegee and, for top coats, back rolled using a phenolic resin roller
	Coelan TopCoat Finish	Aliphatic, single component, liquid applied, moisture cured, polyurethane coating applied by flat or notched squeegee

INSTALLATION

Note - Refer to the [APPROVED ASSEMBLIES](#) section of this report within Appendix B for specific installation details of a selected roof system.

Unless otherwise specified in this report the following installation details shall be met for the named products:

Waterproofing System	Component	Installation Detail
Poly-I-Gard 125 (Light Traffic) or Coelan Balcony System (Light Traffic)	Primer:	Enviro-Grip EP#2SC, Polyprime 2180SC, or Coelan Primer GP applied by phenolic resin roller, spray or brush at a rate of 300 ft ² /gal. Allow to dry until tack-free. Base coat shall be applied within 8-12 hours of primer application.
	Base Coat:	PC-220 or Coelan Balcony Base applied at a rate of 50 ft ² /gal. Allow to cure until tack-free before subsequent coats.
	Intermediate Coat:	Poly-I-Gard 246 or Coelan Parking Coat applied at a rate of 100 ft ² /gal. Evenly distribute 20 mesh silica sand, at a rate of 10-15 lbs/100 ft ² , seeding immediately into wet coating and backrolled. Allow to cure until tack-free before subsequent coats.
	Top Coat:	Polyglaze AL-50 or Coelan TopCoat Finish applied at a rate of 100 ft ² /gal. Allow to cure until tack-free.
Poly-I-Gard 125 (Heavy Traffic) or Coelan Balcony System (Heavy Traffic)	Primer:	Enviro-Grip EP#2SC, Polyprime 2180SC, or Coelan Primer GP applied by phenolic resin roller, spray or brush at a rate of 300 ft ² /gal. Allow to dry until tack-free. Base coat shall be applied within 8-12 hours of primer application.
	Base Coat:	PC-220 or Coelan Balcony Base applied at a rate of 50 ft ² /gal. Allow to cure until tack-free before subsequent coats.
	Intermediate Coat:	Poly-I-Gard 246 or Coelan Parking Coat applied in two (2) coats at a rate of 83 ft ² /gal. Evenly distribute 20 mesh silica sand into each coat, at a rate of 10-15 lbs/100 ft ² , seeding immediately into wet coating and backrolled. Allow to cure until tack-free before subsequent coats.
	Intermediate/Top Coat:	Polyglaze AL-50 or Coelan TopCoat Finish applied at a rate of 100 ft ² /gal. Allow to cure until tack-free.
Poly-I-Gard 575FR, Flexideck B-306, or Coelan Parking HD System	Primer:	Enviro-Grip EP#2SC, Polyprime 2180SC, or Coelan Primer GP applied by phenolic resin roller, spray or brush at a rate of 300 ft ² /gal. Allow to dry until tack-free. Base coat shall be applied within 8-12 hours of primer application.
	Base Coat:	PC-260, B-Tuff 306, or Coelan FS Base Coat applied at a rate of 67 ft ² /gal. Allow to cure a minimum of 2-4 hours before subsequent coats.
	Intermediate Coat:	Poly-I-Gard 295, Topshield 5600, or Coelan Parking HD Coat applied at a rate of 83 ft ² /gal. Evenly distribute 20 mesh silica sand, at a rate of 40 lbs/100 ft ² , seeding immediately into wet coating and backrolled. Allow to cure until tack-free before subsequent coats.
	Top Coat:	Poly-I-Gard 295, Topshield 5600, or Coelan Parking HD Coat applied at a rate of 100 ft ² /gal. Allow to cure until tack-free.

APPROVED ASSEMBLIES

The following notes shall be observed when using the waterproofing systems from the tables below.

1. *Maximum Design Pressures (MDP)* were calculated using a 2:1 margin of safety per FBC Section 1504.9 and 1523.4.
2. Refer to **LIMITATIONS** section of this evaluation when using the table(s) below.
3. Refer to **PRODUCT DESCRIPTION & APPLICATION** and **INSTALLATION** section of this report for installation detail when the information is not explicitly stated for the selected roof system.

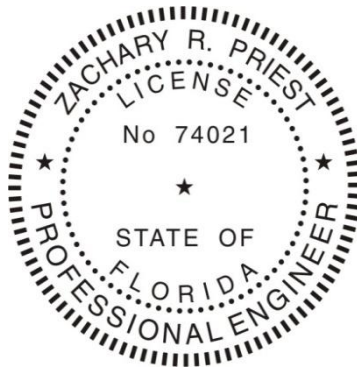
Assemblies over Concrete Deck (New or Existing)				
System No.	Deck Detail	Waterproofing System	Overburden	MDP (psf)
C-1	Min 3000 psi concrete	Poly-I-Gard 125 (Light Traffic) or Coelan Balcony System (Light Traffic)	-	-502.5 (Lim. 9)
C-2	Min 3000 psi concrete	Poly-I-Gard 125 (Heavy Traffic) or Coelan Balcony System (Heavy Traffic)	-	-502.5 (Lim. 9)
C-3	Min 3000 psi concrete	Poly-I-Gard 575 FR, Flexideck B-306, or Coelan Parking HD System	-	-502.5 (Lim. 9)
C-4	Min 3000 psi concrete	Poly-I-Gard 575 FR, Flexideck B-306, or Coelan Parking HD System	Minimum 12" x 12" x 1/4" ANSI A137.1 ceramic tiles set in ANSI A118.1 Thin Set Mortar applied with 1/4-inch notched trowel	-502.5 (Lim. 9)

LIMITATIONS

1. Fire classification is not within the scope of this evaluation.
2. The roof deck and the roof deck attachment information are provided based on testing. FBC requirements for the rational design of the roof deck, including the attachment, are not within the scope of this evaluation.
3. Foam plastic insulation shall be installed in accordance with the FBC Section 2603.4.1.5 and 2603.6.
4. In the HVHZ, fastener spacing for insulation attachment is determined using a Minimum Characteristic Force (F') of 275 lbf as demonstrated via testing to TAS 105. If the field tested fastener value is below 275 lbf, then insulation attachment shall not be acceptable.
5. In the HVHZ, fastener spacing for base sheets or membrane attachment shall meet the minimum fastener resistance value and the MDP for the specified roof system. It is permissible for a qualified professional to submit a revised fastener spacing utilizing the withdrawal resistance value obtained from TAS 105 testing and calculations performed in accordance with RAS 117 and/or RAS 137, when the fastener resistance is found less than required.
6. In the HVHZ, if mechanical attachment through the lightweight insulating concrete to the structural deck is proposed, a field fastener withdrawal test shall be conducted in compliance with TAS 105 to determine equivalent or increased attachment densities. Revised fastener densities shall be submitted utilizing the withdrawal resistance value obtained from TAS 105 testing and calculations performed in accordance with RAS 117 and/or RAS 137.
7. For assemblies containing mechanical attachment, the allowable uplift pressure for the selected roof system shall meet or exceed the minimum design loads as determined in accordance with the FBC Chapter 16. For perimeter and corner roof zones 2 and 3, the attachment density may be increased by a qualified design professional, as necessary, to meet the design pressure requirements in these areas. In the HVHZ, calculations shall be conducted in compliance with RAS 117 and/or RAS 137. Outside the HVHZ, commonly used standards include RAS 117, FM LPDS 1-29, or ANSI/SPRI WD-1.
8. Reroofing applications shall be examined in accordance with FBC Section 1511 outside of the HVHZ and FBC Section 1521 within the HVHZ. For mechanically fastened systems, a field withdrawal resistance test (TAS 105 in the HVHZ; ANSI/SPRI FX-1 or TAS 105 in the non-HVHZ) shall be conducted by a qualified professional to ensure the fastener meets the minimum design load requirements of the system. For adhered systems, a field uplift resistance test (TAS 124 in the HVHZ; ASTM E 907, FM LPDS 1-52, ANSI/SPRI IA-1, or TAS 124 in the non-HVHZ) shall be conducted to confirm conformance of the existing to the minimum design loads.
9. For assemblies containing fully adhered or ribbon adhered attachment, or where extrapolation of the roof system is not permitted, the MDP for the selected roof system shall meet or exceed the minimum design loads as determined in accordance with the FBC Chapter 16 without augmentation.
10. Installation of the evaluated products shall comply with this report, the FBC, and the manufacturer's published application instructions. Where discrepancies exist between these sources, the more restrictive and FBC compliant installation detail shall prevail.
11. The minimum roof slope shall be 1/4:12 for new construction.
12. The AHJ may require integrity flood testing (ASTM D 5957) or Electric Field Vector Mapping tests of all waterproofing systems prior to placement of the overburden material. Testing, if required, should be conducted by a qualified design professional. In the HVHZ, the waterproofing system shall be flood tested in accordance with Section 1519.16.6.
13. FBC Section 1504.3.1.1 is not within the scope of this evaluation.
14. Materials shall conform to FBC Section 1711 as well as FBC Section 1506 outside of the HVHZ and FBC Section 1517 within the HVHZ.
15. All products listed in this report shall be manufactured under a quality assurance programs in compliance with Rule 61G20-3.

COMPLIANCE STATEMENT

This report has been prepared in accordance with F.A.C. Rule 61G20-3.



This item has been
digitally signed and
sealed by Zachary R.
Priest, PE, on 8/6/2026.

Printed copies of this
document are not
considered signed and
sealed and the signature
must be verified on any
electronic copies.


Digitally signed by Zachary R. Priest
CREEK Technical Services, LLC

2026.08.06
17:10:48
-04'00'

Zachary R. Priest, P.E.
Florida Registration No. 74021
Organization No. ANE9641

CERTIFICATION OF INDEPENDENCE

CREEK Technical Services, LLC does not have, nor will it acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

CREEK Technical Services, LLC is not owned, operated, or controlled by any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.

END OF REPORT