

ICC-ES Evaluation Report

ESR-1654

Reissued March 2024

This report also contains:


- LABC Supplement

Subject to renewal May 2026

- CBC Supplement

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<p>DIVISION: 07 00 00— THERMAL AND MOISTURE PROTECTION</p> <p>Section: 07 52 00— Modified Bituminous Sheet Roofing</p>	<p>REPORT HOLDER: MFM BUILDING PRODUCTS CORPORATION</p>	<p>EVALUATION SUBJECT: PEEL & SEAL REINFORCED MODIFIED BITUMEN MEMBRANE</p>	
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1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009, and 2006 [International Building Code® \(IBC\)](#)
- 2021, 2018, 2015, 2012, 2009, and 2006 [International Residential Code® \(IRC\)](#)

For evaluation for compliance with codes adopted by [Los Angeles Department of Building and Safety \(LADBS\)](#), see [ESR-1654 LABC and LARC Supplement](#).

Properties evaluated:

- Fire classification
- Wind resistance
- Physical properties
- Impact resistance

2.0 USES

Peel & Seal is a modified bitumen membrane reinforced with a proprietary polymer film laminate, and is used in classified or non-classified roof covering systems.

3.0 DESCRIPTION

3.1 General:

Peel & Seal is a self-adhering, foil-faced, polymer film reinforced, modified bitumen membrane. The membrane is available in aluminum, almond, granite gray and white surface finishes. The Peel & Seal roofing membrane has a nominal thickness of 0.050 inch (50 mils) and is available in various widths and lengths. Nominal weight of the membrane is 28 pounds per 100 ft² (1.36 kg/m²).

3.2 MFM Prime-A-Seal™:

MFM Prime-A-Seal is a blend of asphalt and proprietary solvents. The primer is available in a 17.5-ounce (0.52 L) aerosol spray and in 1-gallon (3.785 L) cans and 5-gallon (19 L) pails.

3.3 Impact Resistance:

The Peel & Seal roofing membrane meets requirements for impact resistance in accordance with ASTM D3746.

4.0 DESIGN AND INSTALLATION

4.1 General:

The Peel & Seal roofing membrane must be installed in accordance with the MFM Building Products published installation instructions. Installation instructions are located on each carton and can be obtained from the manufacturer's website at www.mfmbp.com. The manufacturer's published installation instructions and requirements of the applicable building code must be strictly adhered to, and a copy of the manufacturer's instructions must be available at all times on the jobsite during installation.

The roof deck must be plywood or OSB complying with the applicable code. MFM Prime-A-Seal is applied to the substrate at the manufacturer's recommended coverage rate and allowed to dry. All openings through the roof, valleys and parapets must be flashed in accordance with the manufacturer's instructions and the applicable code. The membrane is installed perpendicular to the slope of the roof on slopes between 1/2:12 and 3:12 (4 and 25% slope), and parallel for slopes exceeding 3:12 (25% slope.) Installation must begin at the low point of the roof and proceed up the slope. Adjoining sheets are placed with minimum 3-inch (76 mm) side laps and 6-inch (152 mm) end laps. The lapped edges must be rolled using a hand roller to obtain uninterrupted asphalt-to-foil contact.

At the intersection of the roof with a parapet wall, the membrane must extend up the vertical surface at least 4 inches (102 mm). Another strip of membrane material is installed as a counter flashing extending 4 inches (102 mm) out from parapet on to the roof and at least 4 inches (102 mm) up the parapet above the edge of the roof membrane. The counter flashing applied to the vertical surface must use a metal termination bar and be sealed in accordance with the manufacturer's published installation instructions.

4.2 Fire Classification:

The Peel & Seal roofing membrane has a Class A fire classification when installed over 5/8-inch-thick (15.9 mm) GP Gypsum DensDeck Roof Board mechanically fastened to minimum 15/32-inch (12 mm) plywood with 1 1/2-inch-long (38 mm) galvanized roofing nails at a maximum slope of 3:12. The roof covering is considered nonclassified when applied directly over plywood or OSB substrates or at roof slopes exceeding 3:12.

4.3 Wind Uplift Resistance:

The membrane roof covering installed in accordance with Sections 4.1 and 4.2 has an allowable uplift resistance of 52 pounds per square foot (2.5 kPa). The roof deck construction over which the adhered membrane is installed must be designed to resist design wind pressures set forth in the applicable code. Metal edge securement systems must be listed in accordance with ANSI/SPRI/FM4435-ES-1 dated (2003, 2011 or 2017, as applicable), and designed and installed for wind loads in accordance with 2021 IBC Section 1504.6 or 2018, 2015, 2012, 2009 and 2006 IBC Section 1504.5, as applicable, and IBC Chapter 16.

5.0 CONDITIONS OF USE:

The MFM Building Products Corporation Peel & Seal roofing membrane described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Peel & Seal roofing membrane must be installed in accordance with the manufacturer's published installation instructions, this report and the applicable code. In the event of a conflict between this report and the manufacturer's published installation instructions, this report governs.
- 5.2 The roof deck and framing to which the roof covering is attached must be designed for the applicable components and cladding wind loads in accordance with the applicable code.
- 5.3 Wind uplift pressure on any roof area, including edge and corner zones, must not exceed the allowable wind uplift pressure for the system installed in that particular area.
- 5.4 Calculations demonstrating that the required wind resistance is less than the allowable wind resistance must be submitted to the code official for approval.
- 5.5 Where gypsum board is used as a barrier board in the roofing assembly, weather protection must be provided to prevent damage to the gypsum board prior to application of the roofing membrane.
- 5.6 The products are manufactured at Coshocton, Ohio, under a quality control program with inspections by ICC Evaluation Service, LLC.

6.0 EVIDENCE SUBMITTED

Data in accordance with the [ICC-ES Acceptance Criteria for Membrane Roof Covering Systems \(AC75\)](#), dated July 2010 (editorially revised April 2021).

7.0 IDENTIFICATION

- 7.1 Each carton of Peel & Seal roofing membrane and each container of MFM Prime-A-Seal Primer are identified by a label bearing the manufacturer's name (MFM Building Products Corporation) and address, the product name, and the evaluation report number (ESR-1654).
- 7.2 The report holders' contact information is the following:

MFM BUILDING PRODUCTS CORPORATION
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COSHOCTON, OHIO 43812
(740) 622-2645
www.mfmbp.com

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 52 00—Modified Bituminous Sheet Roofing

REPORT HOLDER:**MFM BUILDING PRODUCTS CORPORATION****EVALUATION SUBJECT:****PEEL & SEAL REINFORCED MODIFIED BITUMEN MEMBRANE****1.0 REPORT PURPOSE AND SCOPE****Purpose:**

The purpose of this evaluation report supplement is to indicate that the Peel & Seal roofing membrane, described in ICC-ES evaluation report [ESR-1654](#), has also been evaluated for compliance with the codes noted below as adopted by the Los Angeles Department of Building and Safety (LADBS).

Applicable code editions:

- 2020 *City of Los Angeles Building Code* (LABC)
- 2020 *City of Los Angeles Residential Code* (LARC)

2.0 CONCLUSIONS

The Peel & Seal roofing membrane, described in Sections 2.0 through 7.0 of the evaluation report [ESR-1654](#), complies with the LABC Chapter 15 and LARC Chapter 9, and are subjected to the conditions of use described in this supplement.

3.0 CONDITIONS OF USE

The Peel & Seal roofing membrane, described in this evaluation report must comply with all of the following conditions:

- All applicable sections in the evaluation report [ESR-1654](#).
- The design, installation, conditions of use and identification are in accordance with the 2018 *International Building Code*® (IBC) and 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report [ESR-1654](#).
- The design, installation and inspection are in accordance with additional requirements of LABC Chapters 16 and 17, as applicable.
- The Peel & Seal roofing membrane must not be installed over existing tile roofs, metal roofs, wood shakes or wood shingles in accordance with LABC Section 1511.4.
- The installation of the Peel & Seal roofing membrane must comply with City of Los Angeles Information Bulletin P/BC 2020-16, "Dwellings in High Wind Velocity Areas (HWA)".
- Reroofing applications must comply with LABC Section 1511 or LARC Section R908, as applicable. Where spaced sheathing exists, a minimum of 15/32" plywood shall be installed prior to roofing installations.
- Where moderate or heavy foot traffic occurs for maintenance of equipment, the roof covering shall be adequately protected.
- The Building Inspector shall be notified 24 hours in advance prior to installation of the roof membrane.

This supplement expires concurrently with the evaluation report, reissued March 2024.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 52 00—Modified Bituminous Sheet Roofing

REPORT HOLDER:

MFM BUILDING PRODUCTS CORPORATION

EVALUATION SUBJECT:

PEEL & SEAL REINFORCED MODIFIED BITUMEN MEMBRANE

1.0 REPORT PURPOSE AND SCOPE**Purpose:**

The purpose of this evaluation report supplement is to indicate that the Peel & Seal Reinforced Modified Bitumen Membrane, described in ICC-ES evaluation report ESR-1654, has also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2019 *California Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 *California Residential Code* (CRC)

2.0 CONCLUSIONS**2.1 CBC:**

The Peel & Seal Reinforced Modified Bitumen Membrane, described in Sections 2.0 through 7.0 of the evaluation report ESR-1654, complies with CBC Chapter 15, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapter 15, as applicable.

2.1.1 OSHPD: The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA: The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Peel & Seal Reinforced Modified Bitumen Membrane, described in Sections 2.0 through 7.0 of the evaluation report ESR-1654, complies with CRC Chapter 9, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report and the additional requirements of CRC Chapter 9, as applicable.

This supplement expires concurrently with the evaluation report, reissued March 2024.