



40% Savings. Zero Downtime.

How a fluid-applied roof restoration saved time and money for the Sherwin-Williams Charlotte plant.

BACKGROUND

At Sherwin-Williams, the Global Supply Chain Engineering, Procurement, and UNIFLEX® teams work closely to maintain roofing assets across company-owned facilities. They've developed a process that helps them identify both immediate needs and long-term priorities, reducing the reroofing cycle frequency. This partnership supports smooth operations, protects critical assets and helps maintain a safe working environment.

OBJECTIVES

The Charlotte plant had a history of leaks that disrupted production and led to repeated short-term repairs.

“Ongoing leaks were affecting the processing area, which required time and resources to move inventory to a dry location. Multiple repair options had been completed over the years with little to no long-term success.”

— Ed Crowder, Plant Manager

The team needed a reliable solution that would stop recurring leaks, stabilize operations and break the reroofing cycle. Their goals included reducing operational interruptions, extending the life of the existing roof and supporting Sherwin-Williams' 2030 Environmental Goals.

- Roof Size: 70,000 square feet
- Roof Type: EPDM



APPROACH

The team began with a full evaluation to understand the roof's condition and identify the best long-term path forward. A drone-based moisture scan provided a comprehensive bird's-eye view of the site. After reviewing the moisture report, the UNIFLEX® Technical Team conducted a site visit, verified conditions and completed core samples to confirm the roof assembly and check for wet insulation.

With a clear understanding of the existing system, the team narrowed the options to either a single-ply overlay or a UNIFLEX Fluid Applied System. The UNIFLEX system was selected based on several factors:

About 40% cost savings	Reduced lifecycle costs	Minimized landfill impact	Sherwin-Williams 2030 Environmental Goal Alignment	Future renewal path with UNIFLEX Silicone44™
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EXECUTION

With the UNIFLEX system selected, the UNIFLEX and Global Supply teams coordinated a competitive bid process and invited UNIFLEX Authorized Contractor Partners to submit proposals. Unicoat Industrial Roofing, a long-time partner and UNIFLEX Premier Elite Contractor, was awarded the project.

Key steps in the installation of the UNIFLEX Silicone44 20-Year System included:

- Making all necessary repairs, including removing and replacing wet insulation.
- Surface prepping with UNIFLEX Bond-It to clean the EPDM membrane, address oxidation and ensure proper adhesion.
- Applying UNIFLEX One Flash™ universal roof repair and sealant around stacks, vents and units, allowing flexibility in high-movement areas.
- Installing the UNIFLEX Silicone44 coating, which can be sprayed, squeegeed or roller applied depending on site conditions.
- Adding walkways with safety-yellow granular finish to support rooftop traffic from various trades.

Silicone44 is a 98-percent solids formula that cures quickly, creates a seamless finish and can be installed in temperatures as low as 40°F, which allowed for an end-of-year completion in Charlotte, NC. The project was completed in December 2023 with minimal disruption to operations and no need to wait for a plant shutdown.



Products used:

- UNIFLEX Silicone44
- UNIFLEX One Flash
- UNIFLEX Bond-It

Sherwin-Williams offers 10-, 15- and 20-year warranty options.

STREAMLINED ENERGY SAVINGS COMPARISON

After installing the UNIFLEX® system, the plant recorded a clear and measurable improvement in energy performance. Compared to its 2023 baseline, The facility realized nearly \$85,000 in total electricity savings over two years, saving \$51,967 in 2024 and \$32,385 in 2025.

This savings demonstrates:

- A strong before-and-after contrast in energy efficiency.
- Rapid payback driven by stabilized controls and reduced waste.
- Ongoing cost reductions that continue year after year.

“Delivering a nearly \$85,000 drop in electricity costs across 2024 and 2025, the UNIFLEX system proved its ability to drive real, repeatable operational savings.”

CHALLENGES AND LEARNINGS

A long history of recurring leaks meant past repairs weren't reliable:

Comprehensive assessment, system selection and a renewable maintenance plan helped break the cycle of short-term fixes.

Multiple roof levels made assessment more complex:

Using drone-based moisture scans provided a cost-effective, detailed roof plan identifying potential wet insulation.

The plant was fully operational during installation:

Close coordination between the contractor and plant teams kept the project moving with minimal disruption, even during a busy production season.

Winter installation conditions were not an issue:

The ability to install Silicone44™ at low temperatures allowed the team to complete the project in December without waiting for warmer weather or a plant shutdown.

Before



After





UNIFLEX[®]
Fluid Applied Roofing Systems