



Technical Bulletin #16

MILDEW AND ALGAE GROWTH ON CONCRETE ROOF TILES

January, 2000

Mildew and algae are plants, and like all plants they will grow wherever there are minerals, moisture, warmth and light. For these reasons, our South Florida climate is very conducive to mildew and algae growth. The mildew or algae does not grow directly on the tile. It grows on the accumulation of dust and other organic materials that settle on the tile. When enough heat, moisture and light are present, the mildew and algae spores start to grow. There are many environmental variables such as the location of the house, the direction the house is facing to the sun and the quantity of trees or canals and lakes in the area which contribute to mildew growth.

While research continues, currently there is no known manufacturing procedure or jobsite coating that would have any long-term effect on this condition. Until the technology becomes available, roof tile manufacturers have no control over the process and mildew and algae will remain a maintenance issue. Fortunately, mildew and algae can be removed or treated without compromising the integrity of the roof tile.

Unfortunately, whenever the conditions are right, mildew growth and algae spores will return and treatments must be repeated. It is recommended that all work be handled by a professional, experienced in this type of work due to the dangers associated with traversing a wet roof surface.