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**Mechanically Fastened EPDM Elastomeric Membrane Roofing**

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**\*\*\*\* The Design Professional shall include the following PSFA requirements as noted and complete this section, edited as necessary with information for the specific project. Refer to the latest version of the "State of New Mexico Public School Facilities Authority Roofing Program Handbook" at [www.nmpsfa.org](http://www.nmpsfa.org). \*\*\*\***

**\*\*\*\*Recommended for use on Nailable Decks only\*\*\*\***

**PART 1 – GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions, general project requirements and Division 01 Specification Sections, apply to this Section.
- B. Documents specifically related to this section include:

**\*\*\*\* Include additional sections as necessary. \*\*\*\***

- 1. Section [00 4113] [00 4166] - Bid Form: **Roofing production rates required by Contract.**
- 2. Section 01 3100 – Project Management and Coordination: Coordination of roofing work with Owner; roofing sequence inclusion in Project Schedule.
- 3. Section 01 4100 – Quality Requirements: **Roofing observation services** and reports; Contractor's responsibilities.
- 4. Section [        ] -

**1.2 SCOPE OF WORK**

**\*\*\*\*Summarize scope of work involving existing system components to remain or be removed, if re-roofing project.\*\*\*\***

- A. Furnish and install a weather and watertight mechanically fastened EPDM single-ply roof complete, in-place, per the Contract Documents.
- B. Major new system components include the following:
  - 1. Air barrier, loose laid
  - 2. Insulation, loose laid
  - 3. Cover board, mechanically attached
  - 4. Single-ply EPDM membrane, mechanically attached
  - 5. Single-ply EPDM flashings, fully adhered
- C. The latest Manufacturer specifications and installation techniques are to be followed. When the Contract Documents and Manufacturer's requirements are in variance with each other, the most stringent requirements of the two shall typically apply at no additional cost to Owner or resulting change in Contract.

**1.3 CODE COMPLIANCE**

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**\*\*\*\* Designer shall complete the following code compliance information for all projects. Wind uplift pressures shall be calculated per the Building Code and include a factor of safety of 2. \*\*\*\***

- A. The completed roof system shall meet the following requirements:
  - 1. Building Code: \_\_\_\_\_
  - 2. Energy Code: \_\_\_\_\_
  - 3. External Fire Rating: UL Class A external fire rating.
- B. The completed roof system shall meet the following design wind load pressures calculated in accordance with the applicable building code:
  - 1. Field: \_\_\_\_\_ psf
  - 2. Perimeters: \_\_\_\_\_ psf
  - 3. Corners: \_\_\_\_\_ psf
- C. Perimeter and corner areas shall be calculated based upon the applicable building code requirements.

**1.4 QUALIFICATIONS**

- A. Manufacturer Qualifications
  - 1. The Manufacturer of the roofing system shall have not less than five (5) years of experience in the production of the specified system.
- B. Installer Qualifications
  - 1. The installer of the roofing shall have been engaged in the business of installing the specified roofing system for not less than five (5) years and shall be certified by the roofing system Manufacturer in the layout and application of this system. The installer shall have successfully installed the specified system as follows:
    - a. At least once, and;
    - b. At least five (5) years prior to Bid on this Project.
  - 2. The crew shall be composed of experienced and skilled workers in this work.

**1.5 QUALITY ASSURANCE**

- A. Standards: Comply with latest edition of standards specified in this section and as referenced below:
  - 1. The *NRCA Roofing and Waterproofing Manual* – National Roofing Contractors Association.
  - 2. Membrane Manufacturer's current published specifications, application instructions, and technical bulletins.

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3. *Annual Book of ASTM Standards*, Latest Revision – ASTM International.
- B. Qualifications of Installers: Use adequate number of skilled workers who are thoroughly trained and experienced in the necessary crafts, and who are completely familiar with the specified requirements and methods needed for proper performance of the work in this section. In acceptance or rejection of the work, the Owner will make no allowance for lack of skill on the part of the workers.
- C. Roofing Inspections: Make all required notifications and secure all required inspections by the Manufacturer of the approved materials to facilitate issuance of the specified roof warranty.
- D. Roofing Consultant and Observer: The Owner shall provide the services of a Roofing Consultant Roofing Observer for the purposes of quality assurance in the design and installation of the roofing system. See Subparagraph 1.1-B and other portions of this section for related Contractor's requirements.
- E. U.L. Listing: Provide materials bearing Underwriters Laboratories (U.L.) marking on bundle, package, or container, indicating that materials have been produced under U.L.'s classification and follow-up service.
- F. The Roofing Contractor shall not subcontract the installation of the roof system covered under this specification to an individual or a firm that is not a full-time employee of the Roofing Contractor's company. Included shall be the following components:
  1. Insulation
  2. Roof Membrane
  3. Membrane Flashings
  4. Roof Walkways

**1.6 REFERENCES**

- A. References: Materials used in this section shall be listed in the latest edition of the following:
  1. *Roofing materials and Systems Directory and Fire Resistance Directory* – Underwriters Laboratories Inc.

**1.7 SUBMITTALS**

- A. General: Comply with the provisions of the General Conditions of the Contract and Division 01 specification sections. Submittal schedule shall allow ample time for processing and approval prior to Pre-Roofing Coordination Meeting and start of roof system installation work.
- B. Product Data:
  1. Most recent copy of Manufacturer's literature applicable to products and specifications to be used.

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2. Complete material list of all items proposed to be furnished and installed under this section.
3. Letter from Manufacturer stating that the roofing contractor is approved for installation of the specified roofing system.
4. Manufacturer's recommended methods of installation.
  - a. When approved by the Design Professional, the Manufacturer's recommended methods of installation, unless superseded by more stringent requirements in the Contract Documents, will become the basis for inspecting, and acceptance or rejection of the actual installation procedures used in this Work.
- C. Drawings showing the proposed temporary water cutoff detail.
- D. Fire Resistance Information: Provide documentation that roofing system, insulation, and component materials that have been tested for application and slopes indicated and are listed by Underwriters Laboratories, Inc. (UL) for Class A external fire exposure over deck specified herein.
- E. Wind Uplift Information: Provide documentation that rigid insulation, mechanically fastened roofing system, and component materials suitable for the structural deck, and that have been tested as a complete system for application and slopes indicated. Provide information on fastening for uplift resistance to meet the applicable Building Code.
- F. Insulation fastening patterns for field, perimeter and corner areas and a roof plan clearly showing the perimeter and corner areas to receive increased fastener frequency.
- G. Manufacturer's tapered insulation fabrication drawings.
- H. Letter from membrane Manufacturer stating acceptance of proposed roof insulation assembly.
- I. Sheet metal and flashing shop drawings as required by Section 07 6200.

**1.8 QUALITY ASSURANCE BY ROOF SYSTEM MANUFACTURER**

**\*\*\*\*\* Design Professional shall edit, considering level of need, practicality and cost \*\*\*\*\***

- A. Membrane Manufacturer's technical representative, who shall be a full time employee of the membrane Manufacturer's technical service, shall provide on-site training and quality assurance in conjunction with beginning of membrane installation. The Manufacturer's technical representative shall then visit the site to provide quality assurance and follow-up training a minimum of every two (2) weeks thereafter.
- B. During each visit, the Manufacturer's technical representative shall check all work installed since the last visit, mark all defects for repair, and provide a written site visitation report listing any deficient work requiring correction by the Contractor. All reports and other correspondence associated with the site visit shall be provided to the Contractor, Owner's Roofing Consultant and Design Professional within three (3) business days of the visit.

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- C. The Manufacturer's technical representative shall coordinate all site visits with the Contractor, Owner's Roofing Consultant and Design Professional a minimum of three (3) business days in-advance.
- D. After the roof installation is Substantially Complete, the Manufacturer shall inspect the work and inform (by written report) the Design Professional, Contractor, Owner's Roofing Consultant and the Installer of defective/incomplete work to be remedied. Those areas indicated shall be corrected to the full satisfaction of the Design Professional, Owner, and Manufacturer. The Manufacturer shall submit written acceptance of the project to the Design Professional prior to Final Completion for issuance of the weathertightness warranty.

**1.9 DELIVERY, STORAGE AND HANDLING**

- A. Deliver materials to job site in their original unopened containers. Package labels shall indicate material name, production date, and/or product code. Slit Manufacturer-supplied plastic and cover with weatherproof tarps that are securely anchored so as to resist blow off.
- B. Store materials in dry, raised, protected areas in an upright position. Control temperature of storage areas in accordance with Manufacturer's instructions. Protect materials from exposed to the elements. Do not exceed allowable live load of storage area. Store all goods on end.
- C. Use all necessary means to protect the materials in this section before, during, and after installation, and to protect the work and materials of all other trades.
- D. In the event of damage to roofing and related work or building components, immediately make all necessary repairs and replacements subject to the approval of and at no additional cost to the Owner.
- E. Wet, damaged, or defective materials which are intended for incorporation into the new roofing system shall be marked to indicate rejection, and removed from the site the same day as discovered.

**\*\*\*\*\* Include next item if re-roofing project. \*\*\*\*\***

- F. Securely store and protect materials designated for removal and re-installation as part of the re-roofing work.

**1.10 SCHEDULING**

- A. Work is to be performed on a daily basis with each section completed before progressing to the next day's work, unless specifically directed otherwise by the Design Professional.
- B. Substantial Completion of roofing work will be defined as the contractually required and weathertight installation of all specified roof preparation, insulation, field membrane, flashings, counterflashings, sheet metal, fasteners and caulking.
- C. All flashings shall be installed concurrently with the roofing membrane as the job progresses. No temporary flashings shall be allowed without the prior written approval of the Design Professional. If any water is allowed to enter under the newly completed roofing due to incomplete flashings, seams and or night seals, the affected area shall be removed and replaced at the Contractor's expense.

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- D. Once roofing is started, the roofing application must be Substantially Complete within the time period required by the Contract. All punch list items must be complete prior to Final Completion.

**1.11 WARRANTY**

- A. The Roofing Contractor shall warrant all materials and workmanship for a period of two years from the date of acceptance of the completed work by the Owner. The Roofing Contractor shall make good any defects in materials or workmanship that may develop during the two-year period by repairing or replacing such defects at his own expense without cost to the Owner. Roofing Contractor shall use the form entitled "Roofing Contractor's Warranty" provided in this section.
- B. The Contractor shall make all necessary notices for warranty purpose to the primary roofing Manufacturer, to secure timely inspections and issuance of the warranty.
- C. Upon Final Completion and prior to final payment, Contractor shall pay all required fees, secure all required inspections, and complete all items necessary to secure and deliver to the Design Professional the following items:
1. Copies of all Manufacturer's punch lists and documentation of completion.
  2. Primary Roofing Manufacturer's 20-year no dollar limit (NDL) labor and material, total systems warranty on the form provided in this section. The total system warranty shall include the following:
    - a. Roof membrane
    - b. Roof membrane adhesion and attachment
    - c. Roof membrane flashings
    - d. Roof insulation
    - e. Roof insulation attachment
    - f. Roof system fasteners, termination bars, and other miscellaneous accessories supplied by the roofing Manufacturer
- D. Primary Roofing Manufacturer's Warranty shall cover building code required design wind speed.
- E. Primary Roofing Manufacturer's warranty shall cover defects in materials and workmanship and shall become effective at the completion of the work. This warranty shall not include any buy-out clauses and shall not be prorated.
- F. All warranties shall contain written provision(s) stating that they will be fully transferable at any time during the specified warranty period.
- G. Submit all items to the Design Professional within ten days of receipt from the Manufacturer or within ten days of the final inspection.

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**1.12 ROOFING DATA FORMS**

- A. Roofing data forms shall be submitted at Project Closeout by Contractor. See Sections 01 7800 and 01 7801 for requirements.

**PART 2 – PRODUCTS**

**2.1 GENERAL**

- A. All materials used on this project shall be compatible with the existing conditions and with each other.
- B. No product shall contain any asbestos or asbestos-related products.

**2.2 ACCEPTABLE MANUFACTURERS**

**\*\*\*\* Include all manufacturers which have obtained final acceptance for listing on the project as required by the New Mexico Public School Facilities Authority Roofing Program Handbook. \*\*\*\***

- A. Products manufactured or accepted by:
  - 1.
  - 2.
  - 3.

**2.3 AIR BARRIER**

- A. Air barrier shall be generic 6-mil polyethylene sheet.

**2.4 AIR BARRIER SEAM TAPE**

- A. Seam tape shall be a 4" wide heavy duty, weather resistant rubber adhesive tape.
- B. Approved Products
  - 1. Vapor Block Tape (Part #VBT4X210) by Americover.
  - 2. Approved equal

**2.5 ROOF INSULATION PRODUCTS**

**\*\*\*\* Design Professional shall designate insulation thickness and number of layers on drawings and details. \*\*\*\***

- A. Polyisocyanurate Foam Roof Insulation
  - 1. Insulation shall be a closed-cell, polyisocyanurate foam core with factory-laminated facers conforming to ASTM specification C 1289-01, Type II, Class 1. Foam core shall have a rated flame spread of 75 or less according to ASTM E 84. Insulation shall have minimum compressive

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strength of 20 psi (Grade 2) according to ASTM C 1289-01. Insulation shall be supplied in 4' x 8' boards and fabricated to achieve slopes shown on Drawings.

- B. Tapered Polyisocyanurate Foam Roof Insulation
  - 1. Insulation shall be a closed-cell, polyisocyanurate foam core with factory-laminated facers conforming to ASTM specification 1289-01, Type II, Class 1. Foam core shall have a rated flame spread of 75 or less according to ASTM E 84. Insulation shall have minimum compressive strength of 20 psi (Grade 2) according to ASTM 1289-01. Insulation shall be supplied in 4' x 4' boards.
- C. Gypsum Cover Board
  - 1. Non-structural, moisture resistant gypsum panel. Gypsum board shall conform to ASTM C 1177 or ASTM C 1278. Gypsum board shall be supplied in 4' x 8' sheets. Gypsum board shall be flat stock ¼" thick.
- D. High-Density Polyisocyanurate Foam Cover Board
  - 1. Cover board shall be a high-density closed-cell, polyisocyanurate foam core with factory-laminated glass reinforced facers conforming to ASTM specification C 1289. Cover board shall have a minimum compressive strength of 150 psi in accordance with ASTM D 1621. Insulation shall be supplied in 4' x 8' boards. Insulation shall be flat stock ¼" thick.

**2.6 INSULATION FASTENERS**

- A. Nailable Deck
  - 1. Corrosion-resistant, self-tapping, self-drilling #12 screw with #3 phillips head. ¼" hexhead fasteners are not approved. Fastener shall be carbon steel with fluorocarbon, corrosion-resistant coating. Fastener and plate shall meet FM 4470 requirements.
  - 2. Corrosion-resistant, factory-made metal plate.
  - 3. Steel Deck: Fasteners shall be the shortest length to penetrate the top flange of the deck by ¾".  
  
Wood Deck: Fastener shall be of sufficient length to provide minimum 1" embedment into wood decking.
  - 4. Fasteners must not penetrate bottom rib of steel deck. Fasteners shall not protrude below the bottom rib of steel deck.

**2.7 ROOF SYSTEM**

- A. Roofing Membrane - Mechanically Fastened System
  - 1. Mechanically fastened roof membrane nominal 60-mil, reinforced, elastomeric (EPDM) sheet membrane complying with ASTM D 4637, Type II.



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- B. Where field membrane is not turned up to form base flashing, base flashing shall be constructed with nominal 60-mil reinforced cured EPDM membrane. Pre-cleaned membrane shall be used for all flashing construction.
- C. For flashing edge metal, 5" minimum self-adhering, uncured or semi-cured EPDM shall be used, as recommended by the Manufacturer.
- D. For flashing vent pipes, scuppers, pitch pans and other unusually shaped penetrations, self-adhering uncured EPDM flashing shall be used.
- E. For flashing inside and outside corners, pre-cut, self-adhering, uncured EPDM inside and outside corners shall be used.
- F. For flashing pipes with open tops, pre-manufactured, self-adhering, EPDM pipe flashings shall be used.
- G. For splicing membrane and flashing sheets, seam cleaner, seam primer, and 6" minimum wide seam tape shall be used.
- H. For bonding flashings to vertical and horizontal surfaces, substrate adhesive shall be used.
- I. For sealing under drain flashings and top edges of base flashings, water cutoff sealant shall be used.
- J. For base terminations at vertical perimeter substrates and curbs, concealed 6" strips of reinforced 45-mil EPDM with factory laminated integral 3" seam tape shall be used.
- K. For decreasing fastener row spacing at perimeters and corners, concealed 9" minimum strips of reinforced 45-mil EPDM with two factory laminated strips of integral 3" seam tape shall be used.
- L. System Fasteners – Steel
  - 1. Corrosion-resistant, self-tapping, self-drilling #14 screw with low profile head meeting FM 4470 requirements.
  - 2. Corrosion-resistant, factory-made metal batten strip, bar, or individual locking metal plates as required by Manufacturer.
- M. Where batten strips are required, they shall be minimum 1" X .0448 galvalume steel strip with 6" wide self adhered, semi-cured EPDM covers.
- N. Where termination bars are required, they shall be a minimum 1/8" x 1" extruded aluminum, with caulk lip as required.
- O. Walkways - Walkway roll as supplied by membrane Manufacturer.

**2.8 OTHER MATERIALS**

- A. All other materials not specifically described but required for a complete and proper installation of the work in this section shall be as selected by the Contractor, approved by the Manufacturer, and subject to the approval of the Owner.

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- B. Wood Nailers – Division 06

**PART 3 - EXECUTION**

**3.1 INSPECTION**

- A. The Contractor shall be responsible for verifying existence of suitable substrate to accept the roofing system.
- B. Installer of roofing system shall examine substrate and conditions under which roofing work is to be performed and shall notify the Design Professional and Owner's Representative immediately of unsatisfactory conditions. Do not proceed with roofing work until unsatisfactory conditions have been corrected in a manner acceptable to Design Professional, installer and Manufacturer.
- C. Pre-roofing coordination meeting: Before roofing work may begin, the Design Professional shall conduct a pre-roofing coordination meeting with mandatory attendance required for the Owner's Representative, Owner's Roofing Consultant, primary roofing Manufacturer's technical representative, General Contractor, the Roofing Contractor, roofing foreman, and all other subcontractors who have any components of their work on or penetrating the roof. The participants shall:
1. As much as is possible by visual inspection and by the cutting of core samples, inspect surfaces and site conditions required to be ready to receive work. Contractor shall verify acceptability of substrate for application of new roofing system before commencement of installation.
  2. Examine roof openings, curbs, pipes, sleeves, ducts, and vents through roof, cant strips, wood nailing strips and reglets in place. Observe if curbs and penetrations have been laid out and installed with adequate vertical and horizontal clearance as required by the Manufacturer to provide the specified warranty.
  3. Observe if the condition of surface to receive roof insulation is firm, clean, smooth, and dry.
  4. Review the Contractor's schedule for roofing work so that all parties can coordinate essential tasks within the time restraints and as required by the roofing production rates of the contract.
  5. Review the responsibilities of all parties in regard to communication and coordination during the roofing portion of the Work, especially in that which pertains to the involvement of the Owner's Roofing Consultant and Observer. See Section 00 7200 - General Conditions of the Contract and Division 01.
  6. Review status of all submittals necessary to be approved prior to the start of the roofing work.
  7. Review plans for roofing equipment and materials staging and roofing schedule in coordination with school schedule and traffic patterns.

**3.2 DESCRIPTION**

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A. Preparation and Surface Conditions

**\*\*\*\*Design Professional shall modify and supplement the following text to address conditions related to re-roofing projects, if applicable.\*\*\*\***

1. Before roof application is started, remove trash, debris, grease, oil, water, moisture, and contaminants that may affect bond of bitumen to substrate.
2. Prepare all surfaces according to applicable specification sections.
3. Protect adjacent areas from damage with tarps or other durable materials.
4. Surfaces scheduled to receive roofing are to be free of any standing water, frost, snow, or loose debris.
5. Substrate is to be smooth, properly sloped, free of sharp projections, and free of obvious depressions.
6. All roof openings, curbs, pipes, sleeves, ducts, and vents through roof shall be solidly set, and cant strips, wood nailing strips and reglets in place before roofing work begins. Verify that all nailers, curbs and penetrations have been laid out and securely installed with adequate vertical and horizontal clearance as required by the Manufacturer to provide the specified warranty.
7. Do not start roof application until defects have been corrected.

B. Installation – General

1. Perform all related work specified elsewhere necessary for the installation of the specified membrane system.
2. Ensure that fasteners do not penetrate conduit or other miscellaneous items located on the underside of the roof deck.
3. Do not apply roofing materials when water in any form (i.e. rain, dew, ice, frost, snow, etc.) is present.
4. Do not apply roofing membrane during inclement weather or when ambient conditions will not allow proper application. Consult Manufacturer's technical specifications on cold weather application.
5. Phased roofing system installation shall not be permitted.

**3.3 WOOD NAILER INSTALLATION**

- A. Nailers are to be installed as per detail drawings.
- B. Discard units of material with defects that might impair quality of work and units that are too small to use in fabricating work with minimum joints or optimum joint arrangement.
- C. Set nailers to required levels and lines with members plumb and true.

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- D. Top of perimeter nailers shall be uniformly flush with the top of insulation.
- E. Nailers shall be installed with 1/4" gap between ends of adjoining pieces.
- F. Nailers shall be fastened in accordance with the following schedule:
  - 1. Fasteners in 6" or wider (nominal) lumber shall be installed in two (2) rows, staggered one-third of nailer width. Listed spacings indicate distance between fasteners in adjacent rows.
  - 2. Two (2) fasteners shall be installed within 3" of each nailer end.
  - 3. Corner fastener spacing shall extend 8' maximum from all outside building corners.
  - 4. Where two or more nailers are installed, each nailer shall be fastened independently.
  - 5. Over all deck types, the bottom nailer shall be fastened using the specified fasteners and 5/8" diameter washers. Countersink washers and fasteners level with top of wood using spade bit or similar method. Fasten subsequent nailers, where specified, using the specified screws without washers.
  - 6. Nailer Attachment Schedule (unless noted otherwise on the drawings)

Attachment Substrate	Perimeter Fastener Spacing (maximum)	Corner Fastener Spacing (maximum)
Structural Concrete	12" o.c.	6" o.c.
CMU (fastener into solid material)	12" o.c.	6" o.c.
Steel Deck	12" o.c.	6" o.c.
Wood	12" o.c.	6" o.c.

**3.4 AIR BARRIER INSTALLATION**

- A. Over the indicated substrate, loosely lay in place one layer of polyethylene sheet air barrier with 6" side and end laps onto adjacent sheet(s). Splice all joints with seam tape. Repair all punctures, holes and tears with polyethylene sheet air barrier and seam tape.
- B. Air barrier shall be installed under the insulation over the entire roof surface.
- C. Air barrier shall wrap over the edge of the insulation 12" at the roof perimeters.
- D. Seal air barrier at all penetrations using polyethylene sheet air barrier and seam tape.
- E. After installation, verify that air barrier is lying flat without folds; that all seams have been spliced; and all punctures, holes and tears have been repaired.

**3.5 TAPERED INSULATION CRITERIA**

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- A. Tapered insulation crickets and saddles shall be designed in accordance with the NRCA Roof Manual, Membrane Roofing Systems 2007 Edition, Fig. 48 Guide for Crickets and Saddles, and Fig. 49 Guide for Crickets.
- B. Install tapered insulation with slope direction as indicated on the approved shop drawings. Miter cut all panels at valleys for tight fit and alignment throughout valley length.
- C. Install tapered saddles in valleys, where indicated on the approved drawings in the sizes shown. End of saddle shall provide for slope into the sump at the drainage device. End of saddle shall be of sufficient width at sump such that flat spots do not occur in valley. Saddle slope shall be twice the field slope, unless otherwise noted on the drawings.
- D. When a tapered insulation system is installed along a perimeter edge of uniform nailer height, utilize tapered edge strip along nailers as tapered insulation thickness decreases for smooth transition and for proper support for the membrane system.
- E. Utilize tapered insulation panels and tapered edge strips to construct sumps at roof drains, scuppers, and gutters where detailed. Size shall be as shown in approved shop drawings. Delete thermal insulation within sumps, as required, for installation of tapered panels, so as to provide continuous slope down to drainage device, without creating a sharp/steep sloped transition. At no time shall slope within drain sump exceed 1:12, unless otherwise noted in drawings.
- F. Install tapered crickets on the upslope sides of all rectangular penetrations with a dimension greater than 18" perpendicular to slope. Cricket slope shall be twice the field's slope, unless otherwise noted on drawings. Cricket slope less than twice the field slope shall create positive drainage.
- G. Utilize tapered edge strip at transitions in construction of more than ¼" to provide a smooth transition and proper support for the membrane system or subsequent insulation layer. Field cut and shape edge strip as required. Direct slope of edge strip so as to provide for proper drainage.
- H. Verify that tapered insulation is properly installed according to the approved shop drawings and that no irregularities exist that will result in ponding water in the finished roof system.

**3.6 INSULATION AND TAPERED INSULATION INSTALLATION**

- A. Install only as much insulation as can be covered with roofing membrane and completed before the end of the day's work or before the onset of inclement weather.
- B. Neatly fit insulation to all penetrations, projections, and nailers. Insulation should be loosely fitted, with gaps greater than 1/4" being filled with acceptable insulation. Under no circumstances should the membrane be left unsupported over a space greater than 1/4".
- C. Where overall insulation thickness is 2 inches or greater, install required thickness in two layers with joints of second layer staggered from joints of first layer a minimum of 12 inches each direction.

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- D. Areas of damage or broken corners shall be cut out and replaced with pieces 12" x 12" minimum.

**3.7 COVER BOARD INSTALLATION**

- A. Cover board shall be installed with all joints tightly butted and end joints staggered 12" minimum. Insulation shall fit tightly around penetrations.
- B. Areas of damage or broken corners shall be cut out and replaced with pieces 12" x 12" minimum, secured in hot asphalt.
- C. Fastener spacings shall be as defined within this section, but no less than two fasteners per each piece of insulation.
- D. Fasten the top layer of insulation boards with screw and plate type fasteners. Minimum spacing shall be as required to achieve the specified wind up-lift resistance.
- E. Any whole or partial insulation board that falls within the perimeter or corner areas shall have the increased fastening applied over the entire board.

**3.8 ROOF MEMBRANE INSTALLATION**

- A. Install membrane materials in accordance with Manufacturer's current published application instructions for mechanically fastened single-ply.
- B. Membrane sheet shall be oriented such that fastener rows (seams) run perpendicular to the steel deck rib direction in all field, perimeter, and corner areas.
- C. Unroll and position roofing membrane, without stretching, over the approved substrate. Allow roof membrane to relax a minimum of 30 minutes before seaming or attaching to substrate. As ambient air temperatures decrease, relaxation time shall increase.
- D. When placing the membrane, ensure factory seams and field fabricated seams do not intersect drain sumps. Seams through drain sumps will not be approved.
- E. Overlap each successive sheet at side laps and all end laps the width of the seam tape being used. Sheets shall be spliced so that the splice is not less than 5½" for 6" tape or 6½" for 7" tape.
- F. Membrane shall be unrolled, lining up edge of roll with adjacent sheet.
- G. Membrane shall be installed in a neat and orderly fashion. Laps shall be installed in a shingled manner where plates and fasteners are installed within laps.
- H. Fastener spacings depend on building location, parapet height, building height, deck type, and deck thickness. Fasteners must penetrate top flanges of metal decking, where existing.
- I. Where used, battens shall be fastened starting at one end and working towards the other end. Battens shall be installed within the membrane seams.

**3.9 MEMBRANE SECUREMENT**

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- A. Securement shall be provided at all roof perimeters, curbs, pipes, changes in plane greater than 15° and other locations as shown on the detail drawings.
- B. Securement shall be achieved as follows:
  - 1. Concealed Reinforced Membrane Strips
    - a. Install 6" wide reinforced membrane strip along base of flashing substrate and fasten with seam plates or battens and the appropriate fasteners to the deck. Spacing of the fasteners shall be 6" o.c. maximum.
      - 1) For horizontal attachment, the reinforced strip must be positioned a minimum 1/8" to a maximum of 1" away from the angle change.
    - b. Adjacent sections of the reinforced strip shall not be overlapped. Gaps between adjacent sections shall not exceed 1".
    - c. Clean and prime the underside of the membrane prior to removing release paper from integral seam tape.
    - d. To splice the membrane to the reinforced strip, follow standard splicing procedures.
    - e. At the base of the angle change, all upturned membrane (flashing) seams shall be covered with a 12" x 12" self-adhering, uncured EPDM patch.
  - 2. Plates or Batten Strips with Fasteners
    - a. Where the use of concealed reinforced stripping is not feasible, membrane plates or batten strips with appropriate fasteners shall be used in a Manufacturer-approved manner.
    - b. Fasteners shall be installed horizontally into the structural deck.
    - c. Fastener spacing shall be 6" o.c. maximum starting 6" minimum from inside and outside corners.
  - 3. At metal fascia edges, membrane shall be turned down over the roof edge and onto the wall 2" minimum below the bottom nailer. The membrane shall be secured with the continuous cleat on the vertical and the metal fascia flange on the horizontal.
  - 4. At prefabricated fascia details, the membrane shall be turned down over the roof edge and onto the wall 2" minimum below the bottom nailer. The membrane shall be secured with the anchor bar component.

**3.10 PERIMETER AND CORNER FASTENING**

- A. Fastener row spacing shall be decreased along all roof edges with the following exceptions:
  - 1. Roof edges along the bases of interior building walls or at the bases of

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roof elevation changes.

2. Roof transitions, expansion joints, control joints, or fire walls, where the difference between the finished adjacent roof elevations is  $\leq 36"$ . If the elevation difference is  $>36"$ , the edge of the higher roof shall be treated as a perimeter.
- B. Perimeter Zone Fastening: Where the perimeter roof edge runs perpendicular to the deck rib direction, decreased fastener row spacing shall be provided by fastening concealed, reinforced EPDM membrane strips over the substrate. Strips shall be installed parallel with and approximately centered between the adjacent in-seam fastener rows. Extend the reinforced membrane strips to the intersecting perimeter roof edges.
  - C. Perimeter Zone Fastening: Where the perimeter roof edge runs parallel to the deck rib direction, decreased fastener row spacing shall be provided in the perimeter zones by fastening concealed, reinforced EPDM membrane strips over the substrate. Strips shall be installed perpendicular to the deck rib direction and be approximately centered between the adjacent in-seam fastener rows. The length of each strip shall be equal to the total width of the field sheets.
  - D. Corner Zone Fastening: Decreased fastener row spacing shall be provided in the corner zones by fastening two additional concealed, reinforced EPDM membrane strips over the substrate. Each of these two strips shall be installed perpendicular to the deck rib direction. These two strips shall be approximately centered between the existing strip located down the center of the sheet and the adjacent in-seam fastener rows. The length of each added strip shall be equal to the total width of the field sheets.
  - E. Perimeter and Corner Zone Fastening: The concealed, reinforced EPDM membrane strips shall be installed over the substrate prior to laying out the membrane, and fastened to the top flange of the deck using the same fastening method and rates specified for in-seam field membrane fastening. The reinforced membrane strip shall have two rows of integral seam tape and shall be fastened down the center between the rows of tape. Splice the seam tape strips to the backside of the EPDM sheet, during installation of the field membrane.

**3.11 MEMBRANE SEAMING**

- A. Seaming area is to be clean and free of dust, dirt, and debris prior to seaming. Change rags/scrubber and membrane cleaner often. Follow the Manufacturer's procedures for cleaning.
- B. After the required seam cleaning, apply seam primer and allow to dry.
- C. After primer has dried, apply splice tape and press onto lower sheet. Peel release paper and allow upper sheet to fall onto splice tape. Immediately roll seam with 2" roller.
- D. On a daily basis, seams shall be checked for voids or other deficiencies, repairs made, and lap seam sealant applied where required.
- E. All T-joints at factory seams and field formed seams shall be covered with 6" diameter, self-adhering, uncured EPDM patches.



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- F. Repair all cuts, punctures, wrinkles within 18" of seams or wrinkles running toward seams. All wrinkles shall be cut out and patched. Seam cleaner, seam primer, semi-cured self-adhering EPDM, and lap sealant shall be used for all repairs. All cuts and punctures shall be repaired the same day they are discovered.
- G. For cold weather application procedures, refer to the Manufacturer's specifications for additional requirements.

**3.12 FLASHINGS**

**\*\*\*\*Design Professional shall modify and supplement the following text to address conditions related to re-roofing projects, if applicable.\*\*\*\***

- A. Flashings shall be constructed and terminated as per the detail drawings. The specified water cutoff sealant shall be applied behind the top edges of the flashings. The top edges of flashings shall be fastened per the Manufacturer's requirements at a minimum, unless superseded by the detail drawings.
- B. Cured EPDM membrane shall be used for base flashings, wherever possible.
- C. All flashings shall be 8" minimum in height above the field membrane.
- D. Edge metal shall be flashed using self-adhering, semi-cured or uncured EPDM, as recommended by the Manufacturer.
- E. Uncured EPDM flashing shall be used at scuppers, pitch pans, vent pipes and other unusually shaped penetrations.
- F. Pre-manufactured, self-adhering, EPDM pipe boots shall be used in lieu of field wrapping of pipes wherever possible.
- G. All base flashings shall be totally bonded to the substrate. Loose, wrinkled, or poorly bonded flashings will not be accepted.
- H. Flashing seams shall be constructed by cleaning and priming the seam areas and installing 6" minimum splice tape.

**3.13 ROOF WALKWAYS**

- A. Walkways and walkpads shall be installed in a neat, orderly fashion and where indicated on roof plan or in specifications.
- B. Chalk line walkway location on roof membrane and position walkpads in-place, using chalk line as a guide.
- C. Install walkpads with 2" gap between pads to allow for drainage.
- D. Walkpads shall be adhered to the membrane with seam tape per Manufacturer's recommendations.

**3.14 FLASHINGS**

- A. Flashings shall be constructed and terminated as per the detail drawings. The specified water cutoff sealant shall be applied behind the top edges of the

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flashings. The top edges of flashings shall be fastened per the Manufacturer's requirements at a minimum, unless superseded by the detail drawings.

- B. All flashings are to be totally bonded. Unadhered flashings will not be approved.
- C. Pitch pans are to be avoided. Prior approval from the Design Professional is required for pitch pan use.
- D. Existing drain bowls and rings are to be cleaned. Broken or missing strainers, clamping rings, and bolts are to be replaced. All lead flashings in the drain bowl must be removed.

**3.15 TEMPORARY WATER CUTOFFS**

- A. Temporary water cutoffs are to be constructed at the end of each working day to protect the insulation, roofing, building, and building interior from damage due to wind, snow, and rain.
- B. Temporary water cutoffs are to be constructed using hot asphalt unless otherwise specifically approved by the Design Professional.
- C. Construction of temporary water cutoffs is to be detailed by the Contractor and approved by the Manufacturer and the Design Professional.
- D. Temporary water cutoffs and asphalt-contaminated membrane shall be neatly trimmed and removed at the start of the next workday.

**3.16 FIELD QUALITY CONTROL**

- A. Water Test
  - 1. After completion of the roof and prior to the installation of the cap sheet, a water test, shall be coordinated with the Owner and conducted by the Contractor in the presence of Design Professional, Owner's Roofing Observer, and Owner's Representative. The water test shall include the following procedures:
    - a. At the direction of the Design Professional, apply simulated rain over all roof areas for at least 15 minutes per area, or as otherwise directed.
    - b. In addition to the simulated rain, direct water to all walls, windows, units, penetrations, etc. that occur adjacent to, or within each roof area, using a continuous, unforced hose stream.
    - c. Plug all roof drains and scuppers in each drainage area and allow each drain/scupper sump to be filled to a depth of 3-4 inches. Allow to stand for a minimum of 2 hours.
    - d. Perform any necessary corrections to defects noted (including the ensuring of positive drainage around all curbs, roof openings and crickets to roof drains or scuppers) during or after the water test procedures. Perform additional testing as necessary to further define sources of any noted leakage.

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- e. Contractor shall provide and/or arrange for necessary equipment, supplies, water, etc. as needed to perform these tests. Provide a water truck with an appropriate hose, if necessary.

**3.17 PROTECTION**

- A. Protect building surfaces, rooftop mounted equipment, piping, conduit, etc., against damage from roofing work. Where traffic must continue over finished roof membrane, protect surfaces.

**3.18 CLEANUP**

- A. Remove bituminous markings from finished surfaces.
- B. In areas where finished surfaces are soiled by work of this Section, consult Manufacturer of surfaces for cleaning advice and conform to their instructions.
- C. Remove excess materials, trash, debris, equipment, and parts from the work.
- D. Repair or replace defaced or disfigured finishes caused by work of this section.

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**ROOFING CONTRACTOR'S WARRANTY**

Trade: \_\_\_\_\_

Manufacturer and System Installed: \_\_\_\_\_

Contractor: \_\_\_\_\_

Contract Number and Date: \_\_\_\_\_

Project and Location: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Area of Roof Installation: \_\_\_\_\_

Date of Acceptance  
(Effective Warranty Date): \_\_\_\_\_

1. Contractor warrants to Owner that the roofing system identified above have been installed in accordance with the specifications of the contract referenced above, and the specifications of the Manufacturers of all materials used in performance of the work.
2. Contractor warrants to Owner that Contractor for a period of two (2) years commencing with the date of Owner's acceptance of the installation, will make good any deficiencies that develop as a direct result of workmanship defects, by repairing or replacing such defects. All corrective work shall utilize materials and installation procedures in strict accordance with the specifications. The Contractor will respond within 24 hours and repair within 5 business days, any leaks or defects in the roofing assembly.
3. Contractor warrants to Owner that Contractor for a period of two (2) years commencing with the date of Owner's acceptance of the installation, will maintain all sheet metal flashing in a watertight condition without cost to the Owner.
4. Contractor's liability hereunder shall be limited to the repair or necessary replacement of any defective component of the work without cost to Owner and shall not include incidental or consequential damages.

**CONTRACTOR**

By: \_\_\_\_\_  
(Officer)

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date Executed: \_\_\_\_\_

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**Roofing System Manufacturer's 20 Year Warranty**

Manufacturer's Warranty Number:

Effective Date:

Expiration Date:

Manufacturer Name:

Telephone #:

Fax #:

E-Mail:

Address:

School District:

School:

Project:

Project Address:

Total Warranty - Square Footage:

Roof Specification-System Name:

Insulation Type(s):

Roofing Contractor:

Address:

Designer of Record:

Telephone #:

Fax#:

E-Mail:

Address:

Telephone No.:

Fax #:

Other Information:

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**WARRANTY**

- 1 The Manufacturer warrants to the School District named above, that, subject to the provisions of this document, the Manufacturer will, within 3 business days, at its own expense, make or cause to be made all repairs necessary to maintain the roofing system in a watertight condition during the warranty period stated above which commences on the date of Substantial Completion. System warranty includes:
  - A. Roof membrane
  - B. Roof membrane adhesion
  - C. Roof membrane flashings (except metal or components not furnished by the Manufacturer as part of its advertised system)
  - D. Roof insulation
  - E. Roof insulation attachment / adhesion
  - F. Roof system fasteners, termination bars, and other miscellaneous accessories supplied by the roofing Manufacturer
  - G. Roof related sheet metal (edge metal, copings, counterflashing) supplied by the Manufacturer.
  - H. Metal component strip-in-plies.
  - I. Roof system attachment / adhesion to the building code defined design wind speed.
- 2 OWNER'S RESPONSIBILITY: The Owner will notify the Manufacturer if repairs covered by the Warranty are required. The notice will be by, Telephone, Fax, E-mail, or Mail, to the Manufacturer's office listed above within 30 days of discovery of leaks or other defects in the roofing system. The Owner will provide the Manufacturer free access to the building during regular business hours over the life of the Warranty. The Owner acknowledges that the Manufacturer has provided its Roofing Maintenance Manual, including instructions necessary for the Owner to inspect and maintain the roofing system during the warranty period.
- 3 EXCLUSIONS: The following are excluded from this Warranty:
  - A. Roof maintenance for corrections of conditions other than leaks.
  - B. Damage to any part of the building (other than the roofing system) or to its contents (consequential damages).
  - C. Damage resulting from repairs made to the roofing system without the Manufacturer's prior authorization.
  - D. Damage resulting from any one of the following:
    1. Settlement, expansion, contraction, cracking, warping, deflection or movement of roof deck, walls, coping structural members or building foundation.
    2. Natural disasters (i.e., windstorm (in excess of wind speed defined in 1. I. above), hail, flood, hurricane, cyclone, lightning, tornado or earthquake).
    3. Changes in building usage; new installations on, through or adjacent to the roofing system made after the effective date of this Warranty, unless the Manufacturer has given prior written approval of such changes in building usage or new installations.
    4. Accidents, vandalism or other uncontrollable events.
    5. Lack of positive drainage (standing water) for asphalt built-up systems.
    6. Chemical attacks on the membrane from sources unknown or not present at time of roofing installation.
    7. Falling objects, misuse or abuse of the roofing system, traffic, recreational activities or storage of material on the roofing system.
    8. Infiltration or condensation of moisture in, through or around walls, copings, building structure or underlying or surrounding areas.
    9. Movement or deterioration of metal components adjacent to the roof (except where such components are a part of the Manufacturer's advertised roofing system).
    10. Failure of materials supplied by others (except where such materials are a part of the specified roofing system certified by the Manufacturer prior to bidding the roofing work).
    11. Tests or test cuts not authorized by the Manufacturer.
    12. Failure of the Owner to provide maintenance in accord with the Roofing Maintenance Manual.
    13. Failure of the Owner to notify the Manufacturer of leaks or other defects within 30 days of discovery.

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4. The Parties agree that any controversy or claims relating to this Warranty shall be first submitted to mediation under the Construction Industry Arbitration and Mediation Rules of the American Arbitration Association (Regular Track Procedures) or to such other mediation arrangement as the parties mutually agree. Participation in mediation as set forth above shall be a condition precedent to institution of any legal, equitable or arbitration proceedings regarding a controversy or claim relation to this warranty.
  5. This is the sole roof system Manufacturer's 20-year warranty, any implied warranty of merchantability and fitness for a particular purpose are excluded.
- 

In Witness Whereof: Manufacturer and Owner have caused this Warranty to be duly executed on the dates below.

MANUFACTURER:  
a State of Corporation with principle office at:

OWNER:

BY: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

- End of Section -