

INVITATION FOR BIDS
CCK-2617.0-9-25
AG RESEARCH FACILITY 1 – CORE AND SHELL BP04 PT 2 TC-022 Rebid
PROJECT # 2617.0
ADDENDUM # 1
10/31/2024

IMPORTANT: BID AND ADDENDUM MUST BE RECEIVED BY 11/19/2024 @ 3:00 P.M. LEXINGTON, KY TIME

Bidder must acknowledge receipt of this and any addendum as stated in the Invitation for Bids.

## **ITEM #1: CLARIFICATIONS AND MODIFICATIONS TO THE CONTRACT DOCUMENTS**

Bidders are instructed to review, acknowledge, and incorporate the enclosed Addendum #1 prepared by Turner Construction Company into their offers.

OFFICIAL APPROVAL UNIVERSITY OF KENTUCKY	SIGNATURE
11/	
Corey W. Leslie / (859) 257-9102	Typed or Printed Name

University of Kentucky Procurement Services 322 Peterson Service Building Lexington, KY 40506-0005



UK AG Research Building
BID PACKAGE – 04 Core & Shell – TC-022 Roofing, Sheet Metal Flashing & Trim RE-BID
ADDENDUM No. 01
CCK-2617.0-9-25
10/28/2024

TCCO Addendum #01 Items

# **Attachments Included:**

o BHDP Core & Shell Package – Roof Bid Addendum 1 dated 10/21/2024

Project No. UK-2617.0 BHDP-UKx05.00

Date October 21, 2024

**Project** University of Kentucky

**Title** Agriculture Research Facility 1

Core and Shell Package - Roof Bid

To All Plan Holders

**Purpose** Modify the Bid Documents

**Distribution** All Plan Holders

University of Kentucky Turner Construction A/E Design Team

TO ALL BIDDERS: This Addendum modifies the Contract Documents and shall be taken into account in preparing bid proposals and shall become a part of the Contract Documents.

# **Specifications:**

Item 1. Section 07 5423 - Thermoplastic-Polyolefin (TPO) Roofing

- Replace entire section with the attached TPO specification.

## **Drawings:**

- Item 2. Sheet A142.1 FOURTH FLOOR CORE AND SHELL PLAN AREA 2
  - Addition of flexible walkway around rooftop equipment.
  - Addition of keynote 07 5423 AQ for flexible walkway.
- Item 3. Sheet A143.1 FOURTH FLOOR CORE AND SHELL PLAN AREA 3
  - Addition of flexible walkway around rooftop equipment.
  - Addition of keynote 07 5423 AQ for flexible walkway.
- Item 4. Sheet A152.1 GREENHOUSE & ROOF CORE AND SHELL PLAN AREA 2
  - Revision of original keynote 07 5400 K to be 07 5423 K.
- Item 5. Sheet A160.1 UPPER ROOF PLAN OVERALL
  - Revision to headhouse roof to clarify slope direction and spot elevations.
  - Addition of elevated roof portion for service elevator to meet required overhead clear space.
  - Addition of keynotes 07 5423 AN, and 177.
- Item 6. Sheet A305.1 SERVICE ELEVATOR ENLARGED PLANS AND SECTIONS (issued in PCO-022)
  - Section details to show elevated roof at service elevator shaft.
- Item 7. Sheet A501.1 EXTERIOR WALL AND ROOF ASSEMBLIES
  - Revisions to RA1 and RA2 to change 07 5400 to 07 5423.
- Item 8. Sheet A520.1 SECTION DETAILS
  - Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.
- Item 9. Sheet A521.1 SECTION DETAILS
  - Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.

BHDP

- Item 10. Sheet A522.1 SECTION DETAILS
  - Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.
- Item 11. Sheet A523.1 SECTION DETAILS
  - Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.
- Item 12. Sheet A524.1 SECTION DETAILS
  - Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.
- Item 13. Sheet A525.1 SECTION DETAILS
  - Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.
- Item 14. Sheet A526.1 SECTION DETAILS
  - Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.
- Item 15. Sheet A527.1 SECTION DETAILS
  - Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.
- Item 16. Sheet A528.1 SECTION DETAILS
  - Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.
- Item 17. Sheet A550.1 ROOF DETAILS
- Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.
- Item 18. Sheet A700.1 DOOR SCHEDULE CORE AND SHELL
  - Revisions to keynotes to change original keynote series 07 5400 to be series 07 5423.

Respectfully Submitted,

Kelly Gardner

Kelly Gardner Senior Architect

**BHDP Architecture** 

## **ATTACHMENTS**

- 1. Specification 07 5423 07 5423 Thermoplastic-Polyolefin (TPO) Roofing\_ROOF-ADD-1
- 2. Sheet A142.1 FOURTH FLOOR CORE AND SHELL PLAN AREA 2 ROOF-ADD-1
- 3. Sheet A143.1 FOURTH FLOOR CORE AND SHELL PLAN AREA 3\_ROOF-ADD-1
- 4. Sheet A152.1 GREENHOUSE & ROOF CORE AND SHELL PLAN AREA 2 ROOF-ADD-1
- 5. Sheet A160.1 UPPER ROOF PLAN OVERALL\_ROOF-ADD-1
- 6. Sheet A305.1 SERVICE ELEVATOR ENLARGED PLANS AND SECTIONS\_PCO-022
- 7. Sheet A501.1 EXTERIOR WALL AND ROOF ASSEMBLIES ROOF-ADD-1
- 8. Sheet A520.1 SECTION DETAILS\_ROOF-ADD-1
- 9. Sheet A521.1 SECTION DETAILS\_ROOF-ADD-1
- 10. Sheet A522.1 SECTION DETAILS\_ROOF-ADD-1
- 11. Sheet A523.1 SECTION DETAILS\_ROOF-ADD-1
- 12. Sheet A524.1 SECTION DETAILS\_ROOF-ADD-1
- 13. Sheet A525.1 SECTION DETAILS\_ROOF-ADD-1
- 14. Sheet A526.1 SECTION DETAILS\_ROOF-ADD-1
- 15. Sheet A527.1 SECTION DETAILS\_ROOF-ADD-1
- 16. Sheet A528.1 SECTION DETAILS\_ROOF-ADD-1
- 17. Sheet A550.1 ROOF DETAILS\_ROOF-ADD-1

18. Sheet A700.1 - DOOR SCHEDULE - CORE AND SHELL\_ROOF-ADD-1

END OF CORE AND SHELL PACKAGE - ROOF BID - ADDENDUM 1

# SECTION 07 5423 THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING

#### PART 1 - GENERAL

#### 1.1 SUMMARY

#### A. Section Includes:

- 1. Thermoplastic polyolefin (TPO) roofing system.
- 2. Accessory roofing materials.
- 3. Substrate board.
- 4. Vapor retarder.
- 5. Roof insulation.
- 6. Insulation accessories and cover board.
- 7. Walkways.

## B. Related Requirements:

- 1. Section 061000 "Rough Carpentry" for wood nailers, curbs, and blocking; and for wood-based, structural-use roof deck panels.
- 2. Section 076200 "Sheet Metal Flashing and Trim" for metal roof flashings and counterflashings.
- 3. Section 077100 "Roof Specialties" for manufactured copings.
- 4. Section 077129 "Manufactured Roof Expansion Joints" for manufactured roof expansionioint assemblies.
- 5. Section 079200 "Joint Sealants" for joint sealants, joint fillers, and joint preparation.
- 6. Section 221423 "Storm Drainage Piping Specialties" for roof drains.

#### 1.2 **DEFINITIONS**

A. Roofing Terminology: Definitions in ASTM D1079 and glossary in NRCA's "The NRCA Roofing Manual: Membrane Roof Systems" apply to Work of this Section.

### 1.3 PREINSTALLATION MEETINGS

- A. Preliminary Roofing Conference: Before starting roof deck construction, conduct conference at Project site.
  - Meet with Owner, Architect, Construction Manager, Owner's insurer if applicable, testing
    and inspecting agency representative, roofing Installer, roofing system manufacturer's
    representative, deck Installer, air barrier Installer, and installers whose work interfaces
    with or affects roofing, including installers of roof accessories and roof-mounted
    equipment.
  - 2. Review methods and procedures related to roofing installation, including manufacturer's written instructions.
  - 3. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
  - 4. Review deck substrate requirements for conditions and finishes, including flatness and fastening.

- 5. Review structural loading limitations of roof deck during and after roofing.
- 6. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that affects roofing system.
- 7. Review governing regulations and requirements for insurance and certificates if applicable.
- 8. Review temporary protection requirements for roofing system during and after installation.
- 9. Review roof observation and repair procedures after roofing installation.

### B. Preinstallation Roofing Conference: Conduct conference at Project site.

- Meet with Owner, Architect, Construction Manager, Owner's insurer if applicable, testing
  and inspecting agency representative, roofing Installer, roofing system manufacturer's
  representative, deck Installer, air barrier Installer, and installers whose work interfaces
  with or affects roofing, including installers of roof accessories and roof-mounted
  equipment.
- Review methods and procedures related to roofing installation, including manufacturer's written instructions.
- 3. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
- 4. Examine deck substrate conditions and finishes for compliance with requirements, including flatness and fastening.
- 5. Review structural loading limitations of roof deck during and after roofing.
- 6. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that affects roofing system.
- 7. Review governing regulations and requirements for insurance and certificates if applicable.
- 8. Review temporary protection requirements for roofing system during and after installation.
- 9. Review roof observation and repair procedures after roofing installation.

#### 1.4 ACTION SUBMITTALS

### A. Product Data:

- 1. Thermoplastic polyolefin (TPO) roofing system.
- 2. Accessory roofing materials.
- 3. Substrate board.
- 4. Vapor retarder.
- 5. Roof insulation.
- 6. Insulation accessories and cover board.
- 7. Walkways.
- 8. For insulation and roof system component fasteners, include copy of FM Approvals' RoofNav listing.

### B. Sustainable Design Submittals:

- 1. Product Test Reports: For roof materials, documentation indicating that roof materials comply with Solar Reflectance Index requirements.
- 2. Product Data: For recycled content, indicating postconsumer and preconsumer recycled content and cost.
- 3. Third-Party Certifications: For each product.
- 4. Third-Party Certified Life Cycle Assessment: For each product.

- C. Shop Drawings: Include roof plans, sections, details, and attachments to other work, including the following:
  - 1. Layout and thickness of insulation.
  - 2. Base flashings and membrane termination details.
  - 3. Flashing details at penetrations.
  - 4. Tapered insulation layout, thickness, and slopes.
  - 5. Roof plan showing orientation of steel roof deck and orientation of roof membrane, fastening spacings, and patterns for mechanically fastened roofing system.
  - 6. Insulation fastening patterns for corner, perimeter, and field-of-roof locations.
  - 7. Tie-in with adjoining air barrier.
- D. Samples for Verification: For the following products:
  - 1. Roof membrane and flashings, of color required.
  - 2. Walkway pads or rolls, of color required.
- E. Wind Uplift Resistance Submittal: For roofing system, indicating compliance with wind uplift performance requirements.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer manufacturer.
- B. Manufacturer Certificates:
  - 1. Special Warranty Certificate: Signed by roof membrane manufacturer, certifying that all materials supplied under this Section are acceptable for special warranty.
- C. Product Test Reports: For roof membrane and insulation, for tests performed by a qualified testing agency, indicating compliance with specified requirements.
- D. Evaluation Reports: For components of roofing system, from ICC-ES.
- E. Field Test Reports:
  - 1. Concrete internal relative humidity test reports.
- F. Field quality-control reports.
- G. Sample Warranties: For manufacturer's special warranties.

#### 1.6 CLOSEOUT SUBMITTALS

A. Maintenance Data: For roofing system to include in maintenance manuals.

### 1.7 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is UL listed for roofing system identical to that used for this Project.

B. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.

## 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.
- B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.
  - Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.
- C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.
- D. Handle and store roofing materials, and place equipment in a manner to avoid permanent deflection of deck.

### 1.9 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.

### 1.10 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period.
  - 1. Special warranty includes roof membrane, base flashings, roof insulation, fasteners, cover boards, vapor retarder, substrate board, walkways, and other components of roofing system.
  - 2. Warranty Period: 20 years from date of Substantial Completion.
- B. Special Project Warranty: Submit roofing Installer's warranty, on warranty form at end of this Section, signed by Installer, covering the Work of this Section, including all components of roofing system such as roof membrane, base flashing, roof insulation, fasteners, cover boards, substrate boards, vapor retarders, and walkway products, for the following warranty period:
  - 1. Warranty Period: Two years from date of Substantial Completion.

### PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. General Performance: Installed roofing system and flashings to withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roof system and flashings to remain watertight.
  - 1. Accelerated Weathering: Roof to withstand 2000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.
  - 2. Impact Resistance: Roof membrane to resist impact damage when tested according to ASTM D3746, ASTM D4272, or the "Resistance to Foot Traffic Test" in FM Approvals 4470.
- B. Material Compatibility: Roofing materials to be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roof membrane manufacturer based on testing and field experience.
- C. FM Approvals' RoofNav Listing: Roof membrane, base flashings, and component materials comply with requirements in FM Approvals 4450 or FM Approvals 4470 as part of a roofing system, and are listed in FM Approvals' RoofNav for Class 1 or noncombustible construction, as applicable. Identify materials with FM Approvals Certification markings.
  - 1. Fire/Windstorm Classification: Class 1A-90.
  - 2. Hail-Resistance Rating: FM Global Property Loss Prevention Data Sheet 1-34 SH.
- D. Solar Reflectance Index (SRI): Three-year aged SRI not less than 64 or initial SRI not less than 82 when calculated in accordance with ASTM E 1980, based on testing identical products by a qualified testing agency.
- E. Fire-Resistance Ratings: Comply with fire-resistance-rated assembly designs indicated. Identify products with appropriate markings of applicable testing agency.

## 2.2 THERMOPLASTIC POLYOLEFIN (TPO) ROOFING SYSTEM

- A. TPO Sheet: ASTM D6878/D6878M, internally fabric- or scrim-reinforced, TPO sheet.
  - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. Carlisle Syntec Systems
    - b. GAF
    - c. Johns Manville; a Berkshire Hathaway company
    - d. Versico Roofing Systems; Carlisle Construction Materials
  - 2. Source Limitations: Obtain components for roofing system from roof membrane manufacturer or manufacturers approved by roof membrane manufacturer.
  - 3. Thickness: 60 mils, nominal minimum or thicker as required to meet warranty.
  - 4. Exposed Face Color: Gray.

### 2.3 ACCESSORY ROOFING MATERIALS

- A. General: Accessory materials recommended by roofing system manufacturer for intended use and compatible with other roofing components.
  - 1. Adhesives and sealants shall comply with the following limits for VOC content:
    - a. Plastic Foam Adhesives: 50 g/L.
    - b. Gypsum Board and Panel Adhesives: 50 g/L.
    - c. Multipurpose Construction Adhesives: 70 g/L.
    - d. Fiberglass Adhesives: 80 g/L.
    - e. Contact Adhesives: 80 g/L.
    - f. PVC Welding Compounds: 510 g/L.
    - g. Other Adhesives: 250 g/L.
    - h. Single-Ply Roof Membrane Sealants: 450 g/L.
    - i. Nonmembrane Roof Sealants: 300 g/L.
    - j. Sealant Primers for Nonporous Substrates: 250 g/L.
    - k. Sealant Primers for Porous Substrates: 775 g/L.
- B. Sheet Flashing: Manufacturer's standard unreinforced TPO sheet flashing, 55 mils thick, minimum, of same color as TPO sheet.
- C. Prefabricated Pipe Flashings: As recommended by roof membrane manufacturer.
- D. Bonding Adhesive: Manufacturer's standard.
- E. Slip Sheet: Manufacturer's standard, of thickness required for application.
- F. Metal Termination Bars: Manufacturer's standard, predrilled stainless steel or aluminum bars, approximately 1 by 1/8 inch thick; with anchors.
- G. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roofing components to substrate, and acceptable to roofing system manufacturer.
- H. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.

#### 2.4 SUBSTRATE BOARD

- A. Substrate Board: ASTM C 1177/C 1177M, glass-mat, water-resistant gypsum board or ASTM C 1278/C 1278M, fiber-reinforced gypsum board.
  - Basis-of-Design Product: Subject to compliance with requirements, provide Georgia-Pacific Building Products; Dans Deck Prime or a comparable product by one of the following:
    - a. CertainTeed Corporation.
    - b. National Gypsum Company.
    - c. USG Corporation.
  - 2. Thickness: 5/8 inch thick.
  - 3. Surface Finish: Factory primed.

B. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening substrate board to roof deck.

### 2.5 VAPOR RETARDER

A. Butyl-Rubber-Sheet Vapor Retarder, Self-Adhering: Polyethylene film laminated to layer of butyl rubber adhesive, minimum 30-mil total thickness; maximum permeance rating of 0.1 perm; cold applied, with slip-resisting surface and release paper backing. Provide primer when recommended by vapor retarder manufacturer.

#### 2.6 ROOF INSULATION

- A. General: Preformed roof insulation boards manufactured or approved by TPO roof membrane manufacturer, approved for use in FM Approvals' RoofNav listed roof assemblies.
- B. Polyisocyanurate Board Insulation: ASTM C1289, Type II, Class 1, Grade 2, felt or glass-fiber mat facer on both major surfaces.
  - 1. Compressive Strength: 20 psi.
  - 2. Size: 48 by 48 inches.
  - Thickness:
    - a. Base Layer: 1-1/2 inches.
    - b. Upper Layer: Thickness as required to achieve R-value indicated in drawings.
    - c. R-30 minimum.
- C. Tapered Insulation: Provide factory-tapered insulation boards.
  - 1. Material: Match roof insulation.
  - 2. Minimum Thickness: 1/4 inch.
  - 3. Slope:
    - a. Roof Field: 1/4 inch per foot unless otherwise indicated on Drawings.
    - b. Saddles and Crickets: 1/2 inch per foot unless otherwise indicated on Drawings.

## 2.7 INSULATION ACCESSORIES AND COVER BOARD

- A. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatibility with other roofing system components.
- B. Fasteners: Factory-coated steel fasteners with metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roof insulation and cover boards to substrate, and acceptable to roofing system manufacturer.
- C. Insulation Adhesive: Insulation manufacturer's recommended adhesive formulated to attach roof insulation to substrate or to another insulation layer as follows:
  - 1. Modified asphaltic, aspestos-free, cold-applied adhesive.
  - 2. Adhesives and sealants shall comply with the following limits for VOC content:
- D. Glass-Mat Gypsum Cover Board: ASTM C1177/C1177M, water-resistant gypsum board.

- 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - a. CertainTeed; SAINT-GOBAIN
  - b. Gold Bond Building Products, LLC provided by National Gypsum Company
  - c. USG Corporation
- 2. Thickness: 1/4 inch.
- 3. Surface Finish: Factory primed.
- E. Protection Mat: Woven or nonwoven polypropylene, polyolefin, or polyester fabric; water permeable and resistant to UV degradation; type and weight as recommended by roofing system manufacturer for application.
- F. Flexible Walkways: Factory-formed, nonporous, heavy-duty, slip-resisting, surface-textured walkway pads or rolls, approximately 3/16 inch thick and acceptable to roofing system manufacturer.
  - 1. Color: Contrasting with roof membrane.

#### PART 3 - EXECUTION

## 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.
  - 1. Verify that roof openings and penetrations are in place, curbs are set and braced, and roof-drain bodies are securely clamped in place.
  - 2. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
  - 3. Verify that surface plane flatness and fastening of steel roof deck complies with requirements in Section 053100 "Steel Decking."
  - 4. Verify that minimum concrete drying period recommended by roofing system manufacturer has passed.
  - 5. Verify that concrete substrate is visibly dry and free of moisture, and that minimum concrete internal relative humidity is not more than 75 percent, or as recommended by roofing system manufacturer, when tested according to ASTM F2170.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing system installation according to roofing system manufacturer's written instructions. Remove sharp projections.
- B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.

## 3.3 INSTALLATION OF ROOFING, GENERAL

- A. Install roofing system according to roofing system manufacturer's written instructions, FM Approvals' RoofNav listed roof assembly requirements, and FM Global Property Loss Prevention Data Sheet 1-29.
- B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at end of workday or when rain is forecast. Remove and discard temporary seals before beginning Work on adjoining roofing.
- C. Coordinate installation and transition of roofing system component serving as an air barrier with air barrier specified under Section 072726 "Fluid-Applied Membrane Air Barriers."

### 3.4 INSTALLATION OF VAPOR RETARDER

- A. Self-Adhering-Sheet Vapor Retarder: Prime substrate if required by manufacturer. Install self-adhering-sheet vapor retarder over area to receive vapor retarder, side and end lapping each sheet a minimum of 3-1/2 and 6 inches, respectively.
  - 1. Extend vertically up parapet walls and projections to a minimum height equal to height of insulation and cover board.
  - 2. Seal laps by rolling.
- B. Completely seal vapor retarder at terminations, obstructions, and penetrations to prevent air movement into roofing system.

#### 3.5 INSTALLATION OF INSULATION

- A. Coordinate installing roofing system components so insulation is not exposed to precipitation or left exposed at end of workday.
- B. Comply with roofing system and roof insulation manufacturer's written instructions for installing roof insulation.
- C. Installation Over Metal Decking:
  - 1. Install base layer of insulation with joints staggered not less than 24 inches in adjacent rows end joints staggered not less than 12 inches in adjacent rows and with long joints continuous at right angle to flutes of decking.
    - a. Where installing composite and noncomposite insulation in two or more layers, install noncomposite board insulation for bottom layer and intermediate layers, if applicable, and install composite board insulation for top layer.
    - b. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
    - c. Make joints between adjacent insulation boards not more than 1/4 inch in width.
    - d. At internal roof drains, slope insulation to create a square drain sump with each side equal to the diameter of the drain bowl plus 24 inches.
      - 1) Trim insulation so that water flow is unrestricted.
    - e. Fill gaps exceeding 1/4 inch with insulation.
    - f. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.

- g. Mechanically attach base layer of insulation and substrate board using mechanical fasteners specifically designed and sized for fastening specified board-type roof insulation to metal decks.
  - Fasten insulation according to requirements in FM Approvals' RoofNav for specified Windstorm Resistance Classification.
  - Fasten insulation to resist specified uplift pressure at corners, perimeter, and field of roof.
- 2. Install upper layers of insulation and tapered insulation with joints of each layer offset not less than 12 inches from previous layer of insulation.
  - a. Staggered end joints within each layer not less than 24 inches in adjacent rows.
  - b. Install with long joints continuous and with end joints staggered not less than 12 inches in adjacent rows.
  - c. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
  - d. Make joints between adjacent insulation boards not more than 1/4 inch in width.
  - e. At internal roof drains, slope insulation to create a square drain sump with each side equal to the diameter of the drain bowl plus 24 inches.
    - 1) Trim insulation so that water flow is unrestricted.
  - f. Fill gaps exceeding 1/4 inch with insulation.
  - g. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
  - h. Adhere each layer of insulation to substrate using adhesive according to FM Approvals' RoofNav listed roof assembly requirements for specified Windstorm Resistance Classification and FM Global Property Loss Prevention Data Sheet 1-29, as follows:

#### D. Installation Over Concrete Decks:

- 1. Install base layer of insulation with joints staggered not less than 24 inches in adjacent rows.
  - a. Where installing composite and noncomposite insulation in two or more layers, install noncomposite board insulation for bottom layer and intermediate layers, if applicable, and install composite board insulation for top layer.
  - b. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
  - c. Make joints between adjacent insulation boards not more than 1/4 inch in width.
  - d. At internal roof drains, slope insulation to create a square drain sump with each side equal to the diameter of the drain bowl plus 24 inches.
    - 1) Trim insulation so that water flow is unrestricted.
  - e. Fill gaps exceeding 1/4 inch with insulation.
  - f. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
  - g. Adhere base layer of insulation to vapor retarder according to FM Approvals' RoofNav listed roof assembly requirements for specified Windstorm Resistance Classification and FM Global Property Loss Prevention Data Sheet 1-29, as follows:
- 2. Install upper layers of insulation and tapered insulation with joints of each layer offset not less than 12 inches from previous layer of insulation.

- a. Staggered end joints within each layer not less than 24 inches in adjacent rows.
- b. Install with long joints continuous and with end joints staggered not less than 12 inches in adjacent rows.
- c. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
- d. Make joints between adjacent insulation boards not more than 1/4 inch in width.
- e. At internal roof drains, slope insulation to create a square drain sump with each side equal to the diameter of the drain bowl plus 24 inches.
  - 1) Trim insulation so that water flow is unrestricted.
- f. Fill gaps exceeding 1/4 inch with insulation.
- g. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
- h. Adhere each layer of insulation to substrate using adhesive according to FM Approvals' RoofNav listed roof assembly requirements for specified Windstorm Resistance Classification and FM Global Property Loss Prevention Data Sheet 1-29, as follows:

### 3.6 INSTALLATION OF COVER BOARDS

- A. Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches in each direction.
  - 1. Trim cover board neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
  - 2. At internal roof drains, conform to slope of drain sump.
    - a. Trim cover board so that water flow is unrestricted.
  - 3. Cut and fit cover board tight to nailers, projections, and penetrations.
  - 4. Loosely lay cover board over substrate.
  - 5. Adhere cover board to substrate using adhesive according to FM Approvals' RoofNav listed roof assembly requirements for specified Windstorm Resistance Classification and FM Global Property Loss Prevention Data Sheet 1-29, as follows:
    - a. Set cover board in ribbons of bead-applied insulation adhesive, firmly pressing and maintaining insulation in place.
    - b. Set cover board in a uniform coverage of full-spread insulation adhesive, firmly pressing and maintaining insulation in place.
- B. Install slip sheet over cover board and beneath roof membrane.

## 3.7 INSTALLATION OF ADHERED ROOF MEMBRANE

- A. Adhere roof membrane over area to receive roofing according to roofing system manufacturer's written instructions.
- B. Unroll roof membrane and allow to relax before installing.
- C. Start installation of roofing in presence of roofing system manufacturer's technical personnel and Owner's testing and inspection agency.

- D. Accurately align roof membrane, and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.
- E. Bonding Adhesive: Apply to substrate and underside of roof membrane at rate required by manufacturer, and allow to partially dry before installing roof membrane. Do not apply to splice area of roof membrane.
- F. In addition to adhering, mechanically fasten roof membrane securely at terminations, penetrations, and perimeter of roofing.
- G. Apply roof membrane with side laps shingled with slope of roof deck where possible.
- H. Seams: Clean seam areas, overlap roof membrane, and hot-air weld side and end laps of roof membrane and sheet flashings, to ensure a watertight seam installation.
  - 1. Test lap edges with probe to verify seam weld continuity. Apply lap sealant to seal cut edges of roof membrane and sheet flashings.
  - 2. Verify field strength of seams a minimum of twice daily, and repair seam sample areas.
  - 3. Repair tears, voids, and lapped seams in roof membrane that do not comply with requirements.
- I. Spread sealant bed over deck-drain flange at roof drains, and securely seal roof membrane in place with clamping ring.

### 3.8 INSTALLATION OF BASE FLASHING

- A. Install sheet flashings and preformed flashing accessories, and adhere to substrates according to roofing system manufacturer's written instructions.
- B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate, and allow to partially dry. Do not apply to seam area of flashing.
- C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.
- D. Clean seam areas, overlap, and firmly roll sheet flashings into the adhesive. Hot-air weld side and end laps to ensure a watertight seam installation.
- E. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.

### 3.9 WALKWAY INSTALLATION

- A. Flexible Walkways:
  - 1. Install flexible walkways at the following locations:
    - a. Locations indicated on Drawings.
    - b. As required by roof membrane manufacturer's warranty requirements.
  - 2. Provide 6-inch clearance between adjoining pads.
  - 3. Heat weld to substrate or adhere walkway products to substrate with compatible adhesive according to roofing system manufacturer's written instructions.

### 3.10 FIELD QUALITY CONTROL

- A. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion, in presence of Architect, and to prepare inspection report.
- B. Repair or remove and replace components of roofing system where inspections indicate that they do not comply with specified requirements.
- C. Additional testing and inspecting, at Contractor's expense, will be performed to determine if replaced or additional work complies with specified requirements.

### 3.11 PROTECTING AND CLEANING

- A. Protect roofing system from damage and wear during remainder of construction period. When remaining construction does not affect or endanger roofing system, inspect roofing system for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.
- B. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

### 3.12 ROOFING INSTALLER'S WARRANTY

A.	WHI	EREAS	of	, hereir
	calle	ed the "Roofing Installer," has performed	roofing and associated	work ("work") on the
		owing project:	J	,
	1.	Owner: .		
	2.	Owner Address: .		
	3.	Building Name/Type:		
	4.	Building Address:		
	5.	Area of Work:		
	6.	Acceptance Date:	·	
	7.	Warranty Period: .	<del></del>	
	8.	Expiration Date:	<u></u> .	

- B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,
- C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period Roofing Installer will, at Roofing Installer's own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.
- D. This Warranty is made subject to the following terms and conditions:
  - 1. Specifically excluded from this Warranty are damages to work and other parts of the

building, and to building contents, caused by:

- a. lightning;
- b. peak gust wind speed exceeding 90 mph;
- c. fire
- failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
- e. faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
- f. vapor condensation on bottom of roofing; and
- g. activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.
- 2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
- 3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
- 4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.
- 5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.
- 6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
- 7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

IN V	NITNESS THEREOF, this instrument has been duly executed this c
	· · · · · · · · · · · · · · · · · · ·
1.	Authorized Signature:
2.	Name: .
3.	Title:

**END OF SECTION 07 5423** 

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