

070500S01 GENERAL ROOFING GUIDELINES

1. Ten (10) year unlimited manufacturer's guaranty with no penal sum.
2. Provide minimum of two (2) layers of insulation with insulation value of R-20 if possible.
3. Insulation to be closed cell isocyanurate, closed cell phenolic, and/or rigid glass fiber. Top layer to be staggered and taped.
4. Bottom layers of insulation for concrete decks may be closed cell isocyanurate or phenolic with top layers of rigid glass fiber, joints staggered and taped.
5. Bottom layers of insulation for metal decks to be rigid glass fiber (mechanically fastened). Intermediate layers of insulation to be closed cell isocyanurate or phenolic. Top layer of insulation to be rigid glass fiber with joints staggered and taped.
6. Four (4) ply glass felts meeting ASTM D-2178 Type 4 required for all roofs.
7. Roof shall be smooth surface with two (2) coats of aluminum fibrated coatings, and sloped 1/4" per 1'0". If smooth surface roof is not possible, provide dead level coal tar pitch roof with a flood coat and aggregate finish.
8. Base flashings, curb flashings, etc. to be modified bitumen meeting ASTM 2523.
9. Counterflashing and sheet metal to be copper (16 oz.), stainless steel (26 Ga.), galvanized (26 Ga.) with preformed interior / exterior corners 24" minimum in length. On masonry or concrete parapet walls the counterflashing must be secured in reglets with lead or copper wedges, then caulked. All sheet metal work to have a five (5) year warranty.
10. On roofs with parapet walls where only one roof drain is required a scupper through the parapet wall shall be installed. On tapered roof systems the scupper shall be flush with the bottom of the curb or no higher than 75% the live load weight of standing water allowed by good roof design practice. On flat roofs the scupper shall be a minimum of 2 1/2" above the deck and no higher than 75% the live load weight of standing water allowed by good roof design practice.
11. Where steel joists and metal decks change direction an expansion joint is required in the roof insulation and membrane. The cap on the expansion joint is to be copper (16 oz.), stainless steel (26 Ga.), galvanized (26 Ga.). Expansion joint top should be 2" above top of scupper or 6" min.
12. Insulation vents (non-corrosive, 2" diameter minimum): one (1) per 1000 sq.ft. of roof minimum.
13. Sample of manufacturer's warranty, certification that the applicator is approved by materials manufacturer, and manufacturer's certification of materials are to be submitted with bid documents at bid opening.
14. Roofs to have Class "A", I60 fire ratings.