

07 53 00 – Elastomeric Membrane Roofing

DIVISION 7 – Thermal and Moisture Protection



STATEMENT OF PURPOSE & BACKGROUND

- Scope:
 - All labor, material, equipment and incidental services necessary to install new vapor barrier, insulation and an elastomeric membrane roof with system approved roof insulation.
 - Use of elastomeric membrane roofing shall be limited to certain roof areas more conducive to EPDM membrane than to built-up roofing. Use and locations of EPDM must be coordinated with SPPS project manager and SPPS roofing trade personnel.
- Revision history of section:
 - 01/08/2021 (date of adoption)
 - 03/14/2022
 - 12/22/2023 (cover board)

SELECTION AND APPLICATION CRITERIA

Application	Selection
Over new or existing metal deck or cast concrete (precast or poured in place)	Fully adhered membrane roof system, 5/8" glass mat gypsum board, flat and/or tapered rigid roof insulation, thermal barrier over roof deck substrate as shown on Drawings.

OUTLINE SPECIFICATION

- Part 1 General
 - Product delivery & storage:
 - Transport, handle and store products in a manner which will keep materials dry and prevent damage. Use care not to overload building structure with stored or stockpiled material or use of equipment on deck.
 - Insulation is to be covered and stored to assure protection from moisture & breakage. Store in a covered trailer or on pallets with weather tight covers. Discard all materials exposed to moisture or damaged during storage or handling.
 - Roll goods are to be stored in a covered trailer or on pallets and protected to prevent damage to edge or ends.
- Part 2 Products
 - Acceptable Manufacturer's systems are:
 - Carlisle Roofing Systems; Sure-Seal EPDM
 - Firestone Building Products
 - GenFlex Roofing Systems
 - Versico, a division of Carlisle Construction Materials; VersiGard EPDM
 - Johns Manville

- Equivalent manufacturers **approved, in writing, in advance, by the Architect**, may be substituted in accordance with the provisions of the Contract.
 - Unballasted Applications:
 - EPDM Roofing: One ply membrane, fully adhered, over insulation.
 - Roofing Membrane:
 - Ethylene-propylene-diene-monomer (EPDM); non-reinforced
 - Thickness: 0.060 inch (60 mil).
 - Color: Black.
 - Flexible Flashing Material:
 - Same material as membrane; 60 mil thickness, black.
 - Deck Sheathing:
 - Gypsum sheathing, Type X fire resistant, 5/8 inch thick (or)
 - Glass mat faced gypsum panels, fire resistant, 5/8 inch thick
 - Georgia-Pacific Dens Deck Roof Board or other as approved.
 - Cover Board: As recommended by Manufacturer.
 - Insulation:
 - Polyisocyanurate Board Insulation:
 - Thickness 2 inches (flat panels)
 - Tapered insulation: Min. thickness 1 inch, slope as indicated
 - Board size 48 by 48 inches, square edges.
 - Accessories:
 - Provide all accessories as recommended by membrane manufacturer and as required for a complete system.
- Part 3 Execution
 - Prior to start of roofing installation, a pre-installation conference shall be held on site with Architect, Owner, Construction Manager and roofing contractor to discuss procedures, installation methods, potential hazards, environmental concerns including odors and mitigation procedures, roofing schedule, and any other issues affecting roof installation.
 - Roofing contractor is to provide roof inspections and warranty data to Architect for approval at least 15 days prior to intended start date of roofing operations.
 - Apply roofing in dry weather and do not apply roofing when ambient temperature is below 10 degree F, per Consultant and / or manufacturer specification.
 - Inspections of surfaces. Examine roof deck surfaces for inadequate anchorage, foreign material, moisture, voids and unevenness or projections which would prevent the execution and quality of application of the specified roofing system.
 - Do not proceed with application of roofing system until defects in surface including leveling are corrected.
 - Roof test cuts not allowed. Roof inspector & manufacturer representative should be on site during all phases of installation to inspect condition of roof openings, curbs, roof jackets, pipe sleeves and other penetrations to verify proper installation.
 - Roofing shall not be applied until all vents, drains, curbs, cants blocking, nailing strips, and projects thru roof deck have been installed in area of work.
 - Start of work shall imply acceptance of the substrate conditions and any repair, correction or modifications required to install an acceptable roofing system will be responsibility of the roofing contractor.

- Contractor shall furnish plywood walkways to prevent damage from traffic to new membranes.
- For structural reasons heavy power equipment is not allowed on the roof.

- Part 4 Guarantee/Warranty
 - Provide manufacturer's no dollar limit (NDL) guarantee of roofing & flashings for a minimum period of 20 years from date of Substantial Completion.
 - The roofing contractor shall provide a separate two (2) year 100% workmanship and maintenance warranty covering all components of membrane roofing system.

End of Section