

DOCUMENT 000101 - PROJECT TITLE PAGE

**PROJECT MANUAL**

River Springs Elementary

Lexington-Richland School District 5

115 Connie Wright Rd

Irmo, South Carolina 29063



**Owner:**

Lexington-Richland School District 5

1020 Dutch Fork Road

Irmo, South Carolina 29063

**Date:** September 15, 2025

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SECTION 002113 - INSTRUCTIONS TO BIDDERS

PART 1 - INSTRUCTIONS TO BIDDERS

1.1 INSTRUCTIONS TO BIDDERS

- A. AIA Document A701, "Instructions to Bidders," is hereby incorporated into the Procurement and Contracting Requirements by reference.

- 1. A copy of AIA Document A701, "Instructions to Bidders," is bound in this Project Manual.

END OF SECTION 002113

SECTION 004313 - BID SECURITY FORMS

PART 1 - GENERAL

1.1 BID FORM SUPPLEMENT

- A. A completed bid bond form is required to be attached to the Bid Form.

1.2 BID BOND FORM

- A. AIA Document A310, "Bid Bond," is the recommended form for a bid bond. A bid bond acceptable to Owner, or other bid security as described in the Instructions to Bidders, is required to be attached to the Bid Form as a supplement.
- B. Copies of AIA standard forms may be obtained from The American Institute of Architects; [www.aia.org/contractdocs/purchase/index.htm](http://www.aia.org/contractdocs/purchase/index.htm); email: [docspurchases@aia.org](mailto:docspurchases@aia.org); (800) 942-7732.

END OF SECTION 004313

## SECTION 006000 - PROJECT CONTRACT AND FORMS

### PART 1 - GENERAL

#### 1.1 FORM OF AGREEMENT AND GENERAL CONDITIONS

- A. The following form of Owner/Contractor Agreement and form of the General Conditions shall be used for Project:
1. AIA Document A101, "Standard Form of Agreement between Owner and Contractor, Stipulated Sum."
    - a. The General Conditions for Project are AIA Document A201, "General Conditions of the Contract for Construction."
  2. The General Conditions are incorporated by reference and are separately published and available from the Owner.
  3. The Supplementary Conditions for Project, if applicable, are incorporated in the General Conditions, or are separately published and available from the Owner.
  4. Owner's document(s) bound following this Document.
  5. Owner's document published separately.

#### 1.2 ADMINISTRATIVE FORMS

- A. Administrative Forms: Additional administrative forms are specified in Division 01 General Requirements.
- B. Copies of AIA standard forms may be obtained from the American Institute of Architects; <http://www.aia.org/contractdocs/purchase/index.htm>; [docspurchases@aia.org](mailto:docspurchases@aia.org); (800) 942-7732.
- C. Preconstruction Forms:
1. Form of Performance Bond and Labor and Material Bond: AIA Document A312, "Performance Bond and Payment Bond."
- D. Information and Modification Forms:
1. Change Order Form: AIA Document G701, "Change Order."
- E. Payment Forms:
1. Payment Application: AIA Document G702/703, "Application and Certificate for Payment and Continuation Sheet."

END OF SECTION 006000

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Access to site.
4. Coordination with occupants.
5. Work restrictions.
6. Specification and drawing conventions.

1.2 PROJECT INFORMATION

A. Facility Owner Information:

1. Owner Name: Lexington-Richland County School District 5.
2. Owner's Representative: Allen Knotts.
3. Owner's Consultant:
  - a. Roof Consultant: Philip Harper; pharper@wtiservices.com.
  - b. Direct technical questions to Owner. D5bids.lexrich5.org
  - c. Where individual specification sections refer to Owner, Owner may elect to delegate submittal and response responsibilities to Owner's Consultant.

B. Facility Information:

1. Building Name: River Springs Elementary.
2. Building Location: 115 Connie Wright Rd, IRMO SC .

C. Project Information:

1. Project Name: River Springs Elem. Restoration.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and consists of the following:

1. Roof Area RA#1:

a. Area of Roof(s): 102,500 sq. ft.

b. Slope of Existing Roof: 1/4 inches per ft.

c. Description of Work:

1) Existing roof rehabilitation specified in Division 07 Section 070150.72  
Rehabilitation of Built Up Roofing.

2. Building Envelope Rehabilitation: Selective Thru Wall Flashing and Clear Sealing:

B. Type of Contract:

1. Project will be constructed under a single prime contract.

1.4 ACCESS TO SITE

A. Use of Site, Limited: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

1. Use of Site: Limit use of Project site to work in areas indicated and as directed by Owner. Do not disturb portions of Project site beyond areas in which the Work is indicated, including designated lay-down areas.

2. Driveways, Walkways and Entrances: Keep driveways, facility loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.

a. Schedule deliveries to minimize use of driveways and entrances by construction operations.

b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

B. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.5 COORDINATION WITH OCCUPANTS

A. Owner Occupancy: Owner will occupy site including existing and adjacent building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.

1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.

1.6 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
  1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7 a.m. to 7 p.m., Monday through Friday, unless otherwise indicated.
  1. Weekend Hours: TBD.
  2. Early Morning Hours: TBD.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others
- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
  1. Notify Owner not less than two days in advance of proposed disruptive operations.
  2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. All employees of the contractor shall comply with the District's smoke-free regulations. The District provides a smoke and tobacco free environment of its staff, students and the general public. No tobacco products are permitted in any building or on the grounds of any District Building.
- F. Controlled Substances: Use of other controlled substances on the Project site is not permitted.
- G. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.
- H. Employee Screening: Comply with Owner's requirements for background screening of Contractor personnel working on Project site.
  1. Maintain list of approved screened personnel with Owner's representative.

1.7 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
  - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
  - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
  - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
  - 2. Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

## SECTION 012100 - ALLOWANCES

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
  - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.

#### 1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Owner of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Owner's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Owner from the designated supplier.

#### 1.3 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

#### 1.5 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.6 LUMP-SUM AND UNIT COST ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Owner's Consultant under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner under allowance shall be included as part of the Contract Sum and not part of the allowance.

1.7 TESTING AND INSPECTING ALLOWANCES

- A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.
- B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.
- C. Costs of services not required by the Contract Documents are not included in the allowance.
- D. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

1.8 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
  - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
  - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
  - 3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
  - 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
  - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.

2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

END OF SECTION 012100

## SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.

#### 1.2 USE CHARGES

- A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated. Allow other entities to use temporary services and facilities without cost, including, but not limited to, Owner, occupants of Project, testing agencies, and authorities having jurisdiction.
- B. Water and Sewer Service from Existing System: Water from Owner's existing water system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.
- C. Electric Power Service from Existing System: Electric power from Owner's existing system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.

#### 1.3 INFORMATIONAL SUBMITTALS

- A. Site Plan: Show temporary facilities, utility hookups, staging areas, and parking areas for construction personnel.
- B. Fire-Safety Program: Show compliance with requirements of NFPA 241. Perform duties titled "Owner's Responsibility for Fire Protection." Indicate Contractor personnel responsible for management of fire-prevention program.
- C. Moisture-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage.
  - 1. Describe delivery, handling, and storage provisions for materials subject to water absorption or water damage.
  - 2. Indicate procedures for discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and replacing water-damaged Work.

#### 1.4 QUALITY ASSURANCE

- A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.

- B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.
- C. Accessible Temporary Egress: Comply with applicable provisions of U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Portable Chain-Link Fencing: Minimum 2-inch (50-mm) mesh, 0.148-inch- (3.8-mm-) thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet (1.8 m) high with galvanized-steel pipe posts; minimum 2-3/8-inch- (60-mm-) OD line posts and 2-7/8-inch- (73-mm-) OD corner and pull posts, with 1-5/8-inch- (42-mm-) OD top and bottom rails. Provide bases for supporting posts.

### 2.2 TEMPORARY FACILITIES

- A. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.
  - 1. Store combustible materials apart from building.

### 2.3 EQUIPMENT

- A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.

## PART 3 - EXECUTION

### 3.1 INSTALLATION, GENERAL

- A. Locate temporary facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.
  - 1. Coordinate location of facilities with Owner.
- B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

### 3.2 TEMPORARY UTILITY INSTALLATION

- A. General: Install temporary service or connect to existing service.
  - 1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.

- B. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.
- C. Electric Power Service: Connect to Owner's existing electric power service. Maintain equipment in a condition acceptable to Owner.
  - 1. Provide electric power distribution system of sufficient size, capacity, and power characteristics required for construction operations.
  - 2. Connect temporary service to Owner's existing power source, as directed by Owner.
- D. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

### 3.3 SUPPORT FACILITIES INSTALLATION

- A. Parking: Provide temporary parking areas for construction personnel.
  - 1. Owner will designate areas of existing parking facilities for use by Contractor's personnel.
  - 2. Construct temporary parking area at location designated by Owner.
  - 3. On-site parking for Contractor's personnel is not available; arrange for off-site parking.
- B. Project Signs: Provide Project signs as indicated. Unauthorized signs are not permitted.
  - 1. Provide signage for directing traffic on the project site including construction deliveries, parking, visitors, etc.
  - 2. Contractor or project identification sign is not permitted.
  - 3. Comply with local ordinances governing signs.
- C. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with progress cleaning requirements.
- D. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.
  - 1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.
- E. Temporary Elevator Use: Use of elevators is not permitted.
- F. Existing Stair Usage: Use of Owner's existing stairs will be permitted, provided stairs are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore stairs to condition existing before initial use.

1. Provide protective coverings, barriers, devices, signs, or other procedures to protect stairs and to maintain means of egress. If stairs become damaged, restore damaged areas so no evidence remains of correction work.

### 3.4 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
- B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
- C. Tree and Plant Protection: Install temporary fencing located as indicated or outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.
- D. Site Enclosure Fence: Before construction operations begin, furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering work by entrance gates.
  1. Extent of Fence: As required to enclose portion of Project site determined sufficient to accommodate construction operations and protect occupants and the public.
- E. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- F. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.
- G. Covered Walkway: Erect protective, covered walkway for passage of individuals through or adjacent to Project site. Coordinate with entrance gates, other facilities, and obstructions. Comply with regulations of authorities having jurisdiction.
- H. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.
  1. Where heating or cooling is needed and permanent enclosure is incomplete, insulate temporary enclosures.
- I. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.
  1. Prohibit smoking in construction areas.
  2. Supervise sources of fire ignition according to requirements of authorities having jurisdiction and applicable industry standards.

3. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.

### 3.5 MOISTURE AND MOLD CONTROL

- A. Contractor's Moisture-Protection Plan: Avoid trapping water in finished work. Document visible signs of mold that may appear during construction.
- B. Exposed Construction Phase: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
  1. Protect porous materials from water damage.
  2. Protect stored and installed material from flowing or standing water.
  3. Keep porous and organic materials from coming into prolonged contact with concrete.
  4. Remove standing water from decks.
  5. Keep deck openings covered or dammed.

### 3.6 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- B. Maintenance: Maintain facilities in good operating condition until removal.
  1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
- C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.
- D. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
  1. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Division 01 Section "Closeout Procedures."

END OF SECTION 015000

SECTION 061053 - MISCELLANEOUS ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Rooftop equipment bases and support curbs.
2. Wood blocking, and nailers.

1.2 DEFINITIONS

- A. Boards or Strips: Lumber of less than 2 inches nominal (38 mm actual) size in least dimension.
- B. Dimension Lumber: Lumber of 2 inches nominal (38 mm actual) or greater size but less than 5 inches nominal 5 inches nominal (114 mm actual) size in least dimension.
- C. Board Foot: Unit of measure for volume of lumber, equal to 144 cubic inches.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.

1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained.
2. Include data for fire-retardant treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Include physical properties of treated materials based on testing by a qualified independent testing agency.
3. For fire-retardant treatments, include physical properties of treated lumber both before and after exposure to elevated temperatures, based on testing by a qualified independent testing agency according to ASTM D5664.
4. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
5. Include copies of warranties from chemical treatment manufacturers for each type of treatment.

#### 1.4 QUALITY ASSURANCE

- A. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Stack lumber flat with spacers beneath and between each bundle to provide air circulation. Protect lumber from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

### PART 2 - PRODUCTS

#### 2.1 WOOD PRODUCTS, GENERAL

- A. Lumber: American Softwood Lumber Standard PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.

1. Factory mark each piece of lumber with grade stamp of grading agency.
2. Where nominal sizes are indicated, provide actual sizes required by American Softwood Lumber Standard PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
3. Provide dressed lumber, S4S, unless otherwise indicated.

- B. Maximum Moisture Content of Lumber: 19 percent unless otherwise indicated.

#### 2.2 WOOD-PRESERVATIVE-TREATED MATERIALS

- A. Preservative Treatment by Pressure Process: AWWA U1; Use Category UC2 for interior construction not in contact with the ground, Use Category UC3b for exterior construction not in contact with the ground, and Use Category UC4a for items in contact with the ground.

1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.

- B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or does not comply with requirements for untreated material.

- C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.

- D. Application: Treat all miscellaneous carpentry, unless otherwise indicated.

## 2.3 MISCELLANEOUS LUMBER

- A. General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:
  - 1. Blocking.
  - 2. Nailers.
  - 3. Rooftop equipment bases and support curbs.
  - 4. Cants.
- B. For items of dimension lumber size, provide Construction or No. 2 grade lumber of any species.
- C. For blocking not used for attachment of other construction, Utility, Stud, or No. 3 grade lumber of any species may be used provided that it is cut and selected to eliminate defects that will interfere with its attachment and purpose.
- D. For blocking and nailers used for attachment of other construction, select and cut lumber to eliminate knots and other defects that will interfere with attachment of other work.

## 2.4 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
  - 1. Where carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in areas of high relative humidity, provide fasteners of Type 304 Stainless Steel.
- B. Nails, Brads, and Staples: ASTM F1667.
- C. Power-Driven Fasteners: NES NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Screws for Fastening to Metal Framing: ASTM C954, length as recommended by screw manufacturer for material being fastened.
- F. Lag Bolts: ASME B18.2.1 (ASME B18.2.3.8M).
- G. Bolts: Steel bolts complying with ASTM A307, Grade A (ASTM F568M, Property Class 4.6); with ASTM A563 (ASTM A563M) hex nuts and, where indicated, flat washers.
- H. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to 6 times the load imposed when installed in unit masonry assemblies and equal to 4 times the load imposed when installed in concrete as determined by testing per ASTM E 488/E488M conducted by a qualified independent testing and inspecting agency.

1. Material: Stainless steel with bolts and nuts complying with ASTM F593 and ASTM F594, Alloy Group 1 or 2 (ASTM F738M and ASTM F836M, Grade A1 or A4).

## 2.5 MISCELLANEOUS MATERIALS

- A. Flexible Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber or rubberized-asphalt compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch (0.6 mm).

## PART 3 - EXECUTION

### 3.1 INSTALLATION, GENERAL

- A. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit carpentry to other construction; scribe and cope as needed for accurate fit. Locate nailers, blocking, and similar supports to comply with requirements for attaching other construction.
- B. Where wood-preservative-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.
- C. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.
- D. Install plywood backing panels by fastening to studs; coordinate locations with utilities requiring backing panels.
- E. Do not splice structural members between supports unless otherwise indicated.
- F. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.
- G. Provide fire blocking in furred spaces, stud spaces, and other concealed cavities as indicated and as follows:
- H. Sort and select lumber so that natural characteristics will not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.
- I. Comply with AWWA M4 for applying field treatment to cut surfaces of preservative-treated lumber.
  1. Use inorganic boron for items that are continuously protected from liquid water.
  2. Use copper naphthenate for items not continuously protected from liquid water.
- J. Securely attach carpentry work to substrate by anchoring and fastening as indicated, complying with the following:

1. Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code or requirements of authorities having jurisdiction.

K. Use steel common nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood. Drive nails snug but do not countersink nail heads unless otherwise indicated.

### 3.2 WOOD BLOCKING, AND NAILER INSTALLATION

A. Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.

B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.

### 3.3 PROTECTION

A. Protect miscellaneous rough carpentry from weather. If, despite protection, miscellaneous rough carpentry becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

END OF SECTION 061053

## SECTION 070150.72 - REHABILITATION OF BUILT-UP ROOFING

### PART 1 - GENERAL

#### 1.1 SUMMARY

A. This Section includes the following:

1. Roof re-coating preparation.
2. Application of fluid-applied roof membrane and flashings over existing gravel-surfaced built-up asphalt roofing.

B. Related Information:

1. Division 00 Document "Existing Condition Information" for related Project information not part of the Contract Documents.
2. Division 01 Section "Summary" for description of Work, phasing requirements, and for restrictions on use of the premises.
3. Division 07 Section "Sheet Metal Flashing and Trim" for shop-formed sheet metal items including roof drainage system items, roof penetration flashings, base and counterflashings, reglets, and formed copings and roof edge systems as applicable to Project.
4. Division 07 Section "Roof Specialties" for manufactured metal copings, roof edge, and fascia.

C. Allowances: Refer to Division 01 Section "Allowances" for description of Work in this Section affected by allowances.

#### 1.2 MATERIALS OWNERSHIP

A. Demolished materials shall become Contractor's property and shall be removed from Project site.

#### 1.3 DEFINITIONS

A. Roofing Terminology: Refer to ASTM D1079 "Standard Terminology Relating to Roofing and Waterproofing" and glossary in NRCA's "The NRCA Roofing Manual: Membrane Roof Systems" for definition of terms related to roofing work in this Section.

B. Roofing Re-Coating Preparation: Existing roofing that is to remain and be prepared to accept restorative coating application.

C. Patching: Removal of a portion of existing membrane roofing system from deck or removal of selected components and accessories from existing membrane roofing system and replacement with similar materials.

- D. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and reinstalled.
- E. Existing to Remain: Existing items of construction that are not indicated to be removed.
- F. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.
- G. Demolition Waste: Building and site improvement materials resulting from re-roofing preparation, demolition or selective demolition operations.
- H. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.
- I. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.
- J. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.
- K. Salvage and Reuse: Recovery of demolition or construction waste and subsequent incorporation into the Work.

#### 1.4 ROOFING CONFERENCES

- A. Roofing Rehabilitation Preinstallation Conference: Conduct conference at Project site. Review methods and procedures related to roofing system.
  - 1. Meet with Owner; Owner's Consultant; roofing re-coating materials manufacturer's representative; roofing re-coating Installer including project manager and foreman; and installers whose work interfaces with or affects re-coating including installers of roof accessories and roof-mounted equipment requiring removal and replacement as part of the Work.
  - 2. Review methods and procedures related to re-coating preparation, including rehabilitation roofing system manufacturer's written instructions.
  - 3. Review drawings and specifications.
  - 4. Procedures for salvaging and recycling of demolition and construction waste.
  - 5. Review temporary protection requirements for existing roofing system that is to remain, during and after installation.
  - 6. Review roof drainage during each stage of re-coating and review roof drain plugging and plug removal procedures.
  - 7. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.

8. Review base flashings, special roofing details, drainage, penetrations, equipment curbs, and condition of other construction that will affect re-coating.
9. Review HVAC shutdown and sealing of air intakes.
10. Review shutdown of fire-suppression, -protection, and -alarm and -detection systems.
11. Review governing regulations and requirements for insurance and certificates if applicable.
12. Review procedures for asbestos removal or unexpected discovery of asbestos-containing materials.
13. Review existing conditions that may require notification of Owner before proceeding.

#### 1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product specified.
- B. Sustainable Design Submittals:
  1. Product Test Reports: For roof coating, indicating that coated roof will comply with solar reflectance index requirement.
  2. Indicate Food, Conservation, and Energy Act of 2008 Bio-based material requirement compliance.
    - a. Indicate type of bio-based material in product.
    - b. Indicate the percentage of bio-based content per unit of product.
    - c. Indicate relative dollar value of bio-based content product to total dollar value of product included in project.

#### 1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer, Manufacturer, and Roofing Inspector.
  1. Letter written for this Project indicating manufacturer approval of Installer to apply specified products and provide specified warranty.
- B. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, and for dust control. Indicate proposed locations and construction of barriers.
- C. Contractor's Product Certificate: Submit notarized certificate, indicating products intended for Work of this Section, including product names and numbers and manufacturers' names, with statement indicating that products to be provided meet the requirements of the Contract Documents.
  1. Provide manufacturer's UL listing certificate for roofing system.

- D. Warranties: Unexecuted sample copies of special warranties.
- E. Existing Conditions Photographs: Show existing conditions of adjoining construction and site improvements, including exterior finish surfaces adjacent to the Work, which might be misconstrued as having been damaged by re-coating operations. Submit before Work begins.
- F. Inspection Reports: Reports of Roofing Inspector. Include weather conditions, description of work performed, tests performed, defective work observed, and corrective actions required and carried out.
  - 1. Submit report within 48 hours after inspection.

#### 1.7 CLOSEOUT SUBMITTALS

- A. Maintenance Data: To include in maintenance manuals.
- B. Warranties: Executed copies of approved warranty forms.

#### 1.8 QUALITY ASSURANCE

- A. Installer Qualifications: An employer of workers trained by manufacturer, including a full-time on-site supervisor with a minimum of three years' experience installing products comparable to those specified, able to communicate verbally with Contractor, Architect, and employees, and the following:
  - 1. Installer qualified by the manufacturer to install manufacturer's products and furnish warranty of type specified.
- B. Manufacturer Qualifications: Primary product manufacturer, that is UL listed for roofing system identical to that used for this Project, with minimum five years' experience in manufacture of comparable products in successful use in similar applications, and able to furnish warranty with provisions matching specified requirements.
  - 1. Approval of Other Manufacturers and Comparable Products: Submit the following in accordance with project substitution requirements, within time allowed for substitution review:
    - a. Product data, including certified independent test data indicating compliance with requirements.
    - b. Samples of each component.
    - c. Sample submittal from similar project.
    - d. Project references: Minimum of five installations of specified products with Owner and Architect/Owner's Consultant contact information.
    - e. Sample warranty.

- C. Roofing Inspector Qualifications: A technical representative of manufacturer not engaged in the sale of products and experienced in the installation and maintenance of the specified roofing system, qualified to perform roofing observation and inspection specified in Field Quality Control Article, to determine Installer's compliance with the requirements of this Project, and approved by the manufacturer to issue warranty certification. The Roofing Inspector shall be one of the following:
  - 1. An authorized full-time technical employee of the manufacturer.
  - 2. An independent party certified as a Registered Roof Observer by the International Institute of Building Enclosure Consultants (formerly the Roof Consultants Institute) retained by the Contractor or the Manufacturer and approved by the Manufacturer.
- D. Manufacturer's Installation Instructions: Obtain and maintain on-site access to manufacturer's written recommendations and instructions for installation of products.

#### 1.9 PROJECT / FIELD CONDITIONS

- A. Weather Limitations: Proceed with rehabilitation work only when existing and forecasted weather conditions permit Work to proceed without water entering into existing roofing system or building.
  - 1. Store all materials prior to application at temperatures recommended by manufacturer.
  - 2. Apply coatings within range of ambient and substrate temperatures recommended by manufacturer.
  - 3. Do not apply roofing in snow, rain, fog, or mist.
- B. Protect building to be rehabilitated, adjacent buildings, walkways, site improvements, exterior plantings, and landscaping from damage or soiling from rehabilitation operations.
- C. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
- D. Daily Protection: Coordinate installation of roofing so insulation and other components of roofing system not permanently exposed are not subjected to precipitation or left uncovered at the end of the workday or when rain is forecast.
- E. Owner will occupy portions of building immediately below re-coating area. Conduct re-coating so Owner's operations will not be disrupted. Provide Owner with not less than 72 hours' notice of activities that may affect Owner's operations.

#### 1.10 WARRANTY

- A. Manufacturer's Warranty: Roof System Manufacturer's standard form in which Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within warranty period, as follows.
  - 1. Form of Warranty: Manufacturer's standard warranty form.

2. Scope of Warranty: Work of this Section and including sheet metal details and termination details installed by the roof system Installer and approved by the Roof System Manufacturer.
  3. Warranty Period: 20 years from date of completion.
- B. Installer Warranty: Installer's warranty signed by Installer, as follows.
1. Form of Warranty: Form acceptable to Roofing Manufacturer and Owner.
  2. Scope of Warranty: Work of this Section.
  3. Warranty Period: 3 years from date of completion.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Basis of Design: The roof system specified in this Section is based upon products of Tremco CPG Inc, Beachwood, OH, (800) 562-2728, [www.tremcoroofing.com](http://www.tremcoroofing.com) that are named in other Part 2 articles. Provide specified products.
1. Manufacturers of comparable products: Approved by Owner's Consultant prior to bid.
- B. Source Limitations: Obtain components for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.

### 2.2 PERFORMANCE REQUIREMENTS

- A. General Performance: Rehabilitated roofing shall withstand exposure to weather without failure or leaks due to defective manufacture or installation.
1. Accelerated Weathering: Roofing system shall withstand 2000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.
- B. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing manufacturer based on testing and field experience.
- C. Exterior Fire-Test Exposure: Roofing system exterior fire-test exposure performance following application of rehabilitation coating shall be not be less than that of the prerehabilitated roof performance when tested in accordance with ASTM E108, based upon manufacturer's tests of identical applications.
- D. Bio-Based Content: Provide roofing rehabilitation coating materials meeting requirements of USDA Bio-based Affirmative Procurement Program, with not less than 20 percent bio-based content.

## 2.3 MATERIALS

- A. General: Rehabilitative materials recommended by roofing system coating manufacturer for intended use and compatible with components of existing membrane roofing system.
- B. Infill Materials: Where required to replace test cores and to patch existing roofing, use infill materials matching existing membrane roofing system materials, unless otherwise indicated.
  - 1. SBS-modified asphalt coated glass-fiber-reinforced sheet, smooth surfaced, ASTM D6163 Type I Grade S.
    - a. Basis of design product: Tremco, POWERply Standard Smooth.
    - b. Tensile Strength at 77 deg. F (25 deg. C), minimum, ASTM D5147: 95 lbf/in (17 kN/m) machine direction; 85 lbf/in (15 kN/m) cross machine direction.
    - c. Thickness, minimum, ASTM D5147: 0.080 inch (2.0 mm).
    - d. Tear strength at 73 deg F.(23 deg C.) ASTM D5147 : 100 lbf (440 N) machine direction; 90 lbf (400 N) cross machine direction.
  - 2. Cold-applied bio-based low odor urethane roofing adhesive, two-part, USDA BioPreferred, formulated for compatibility and use with specified roofing membranes and flashings.
    - a. Basis of design product: Tremco, POWERply Endure BIO Adhesive TF.
    - b. Volatile Organic Compounds (VOC), maximum, ASTM D3690: 0 g/L.
    - c. Low Temperature Flexibility, ASTM D2240: Pass at -30 deg F (-34 deg C).
    - d. Solids, by Volume, ASTM D2697: 100 percent.
    - e. Biobase Content, Minimum, ASTM D6866: 70 percent.
- C. Temporary Roof Drainage: Design and selection of materials for temporary roof drainage are responsibilities of the Contractor.

## 2.4 FLUID-APPLIED LEVELING COAT

- A. Polyurethane Elastomeric Fluid-Applied leveling coat formulated to be applied over gravel surfaced BUR roof systems
  - 1. Fluid-applied roof leveling product consisting of low odor, polyurethane base coat with recycled content for roof coating over existing gravel.
    - a. Basis of design product: Tremco, AlphaGrade.
    - b. Solids, by volume, ASTM D 2697: 100 percent

- c. Dynamic Puncture Resistance, ASTM D5635: 32.5 J.
- d. Elongation, ASTM D412: 89 percent.
- e. Low Temperature Crack Bridging, ASTM C836: Pass.
- f. Static Puncture Resistance, ASTM D5602: 20 lbf (2.3 Nm).
- g. Tensile Strength, ASTM D412: 122 psi (841.2 kPa).
- h. Water Absorption, ASTM D95: 0.0 percent.
- i. Volume Solids, ASTM D2697: 100 percent.
- j. Weight Solids, ASTM D1644: 100 percent.
- k. Thickness: 288 mils (7.3 mm) applied at rate of 18 gal.s/100 sq. ft. (7.3 L/m<sup>2</sup>); as determined by field-testing, level with top of aggregate.

## 2.5 FLUID-APPLIED ROOFING MEMBRANE

- A. Polyurethane Elastomeric Fluid-Applied System: Two-coat fluid-applied roofing membrane formulated for application over prepared existing roofing substrate.
  - 1. Polyurethane Roof Coating System Base Coat: Bio-based, low-odor, low VOC, two-part, for use with compatible leveling coat and top coat.
    - a. Basis of design product: Tremco, AlphaGrade Base Coat.
    - b. Combustion Characteristics, UL 790: Maintains combustion characteristics of existing roofing system.
    - c. Dynamic Puncture Resistance, ASTM D5635: 32.5 J.
    - d. Elongation, ASTM D412: 159 percent.
    - e. Low Temperature Crack Bridging, ASTM C836: Pass.
    - f. Low Temperature Flexibility, ASTM D5147: Pass at -55 deg F (-48.3 deg C).
    - g. Static Puncture Resistance, ASTM D5602: 20 lbf (88.9 N).
    - h. Tear Strength, ASTM D624: 34 lbf/in (5.9 N/mm).
    - i. Tensile Strength, ASTM D412: 193 psi (1330 kN/m<sup>2</sup>).
    - j. Water Absorption, ASTM D95: 1 percent.
    - k. Volatile Organic Compounds (VOC): 0 g/L.

- l. Volume Solids, ASTM D2697: 100 percent.
    - m. Weight Solids, ASTM D1644: 100 percent.
    - n. Thickness, Base Coat: : 32 mils (0.8 mm), wet.
  2. Polyurethane Roof Coating System Top Coat: Bio-based, low-odor, low VOC, two-part, for use with compatible base coat.
    - a. Basis of design product: Tremco, AlphaGrade Top Coat.
    - b. Combustion Characteristics, UL 790: Maintains combustion characteristics of existing roofing system.
    - c. Accelerated Weathering, ASTM D5147: Pass.
    - d. Dynamic Puncture Resistance, ASTM D5635: 32.5 J.
    - e. Elongation, ASTM D412: 159 percent.
    - f. Low Temperature Crack Bridging, ASTM C836: Pass.
    - g. Low Temperature Flexibility, ASTM D5147: Pass at -55 deg F (-48.3 deg C).
    - h. Static Puncture Resistance, ASTM D5602: 20 lbf (88.9 N).
    - i. Tear Strength, ASTM D624: 34 lbf/in (5.9 N/mm).
    - j. Tensile Strength, ASTM D412: 193 psi (1330 kN/m<sup>2</sup>).
    - k. Water Absorption, ASTM D95: 1 percent.
    - l. Volatile Organic Compounds (VOC): 0 g/L.
    - m. Volume Solids, ASTM D2697: 100 percent.
    - n. Weight Solids, ASTM D1644: 100 percent.
    - o. Thickness, Top Coat: 32 mils (0.8 mm), wet.
    - p. Thickness, Slip-resistant Walkway Top Coat: 16-24 mils (0.4-0.6 mm), wet.

B. Primers:

1. Primer for Masonry Surfaces: Two-part high-solids epoxy-penetrating low-odor primer for masonry and concrete surfaces.
    - a. Basis of design product: Tremco, AlphaGuard C-Prime.
    - b. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 0 g/L.

- c. Solids, by weight: 100 percent.
2. Primer for Non-Porous Surfaces: Single-part, water-based primer to promote adhesion of urethanes to metals, PVC and other non-porous surfaces.
  - a. Basis of design product: Tremco, AlphaGuard M-Prime.
  - b. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 22 g/L.
  - c. Nonvolatile Content, minimum, ASTM D2369: 5 percent.
  - d. Density at 77 deg F (25 deg C): 8.3 lb/gal (1kg/L).
3. Primer for Intercoat and Substrate Adhesion: Single-part, quick-drying primer to promote adhesion of urethane products to previous urethane coats and to other approved surfaces.
  - a. Basis of design product: Tremco, Geogard Primer.
  - b. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 100 g/L.
  - c. Coverage Rate, 400 sq. ft/ gal. (10 m<sup>2</sup>/ L): 4 mils (0.10 mm) wet.

C. Reinforcing Fabric:

1. Polyester Reinforcing Fabric: Heavy-weight, polyester fabric intended for reinforcement of compatible fluid-applied membranes.
  - a. Basis of design product: Tremco, Permafab MAX.
  - b. Elongation at Maximum Load, ASTM D5034: MD - 25 percent; XMD - 94 percent.
  - c. Peak Load, ASTM D5034: MD - 117 lbf/in (13.2 Nm) ; XMD 123 lbf/in (13.9 Nm).
  - d. Tear Strength, ASTM D5587 (Trapezoid): MD - 73 lbs (33.1 kg) avg; XMD - 60 lbs (27.2 kg) avg.
  - e. Weight, ASTM D3776: 3.9 oz./100 sq. ft (48.8 g/sq. m).

2.6 AUXILIARY MATERIALS

- A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with existing roofing system and fluid-applied roofing system.
- B. Seam Sealer: Waterproof seam and patching material compatible with applied coating.
  1. Seam Sealer: Aromatic polyurethane sealer, single-component, high solids, moisture curing, formulated for compatibility and use with a variety of roofing and flashing substrates.
    - a. Basis of design product: Tremco, GEOGARD Seam Sealer.

- b. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 189 g/L.
  - c. Tensile Strength, ASTM D412: 270 psi (1860 kPa).
  - d. Tear Strength, ASTM D412: 35 pli (6.13 kNm).
  - e. Elongation, ASTM D412: 220 percent.
  - f. Color: Gray.
- C. Miscellaneous Accessories: Provide miscellaneous accessories recommended by roofing system manufacturer.
- 2.7 WALKWAYS
- A. Fluid-Applied Walkway Top Coat, Slip-Resistant: Second top coat with broadcast slip-resistant aggregate.
- 1. Color: As selected for manufacturer's standard colors.
  - 2. Granular Roofing Surfacing: Ceramic-coated roofing granules, No. 11 screen size with 100 percent passing No. 8 (2.36-mm) sieve and 98 percent of mass retained on No. 40 (0.425-mm) sieve.
    - a. Basis of design product: Granular Roofing Surfacing, Colored.
    - b. Aggregate application rate, average: 10 - 15 lb/100 sq ft (0.5 - 0.75 k/m<sup>2</sup>).
    - c. Color: As selected by Architect from manufacturer's standard colors from manufacturer's standard colors.
- B. FRP Molded Walkways: Specified in Division 07 Section "Roof Walkways."

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine existing roofing substrates, with Installer present, for compliance with requirements and for other conditions affecting application and performance of roof coatings.
- 1. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance.
  - 2. Verify compatibility of approved re-coating system with and suitability of substrates.
  - 3. Verify that substrates are visibly dry and free of moisture.
  - 4. Verify that roofing membrane surfaces have adequately aged to enable proper bond with re-coating system base coat.

5. Verify that existing roofing membrane is free of blisters, splits, open laps, indications of shrinkage, and puncture damage or other indications of impending roof system failure.
6. Commencing application of fluid-applied re-coating membrane indicates acceptance of surfaces and conditions.

### 3.2 PREPARATION

- A. Protect existing roofing system that is indicated not to be rehabilitated, and adjacent portions of building and building equipment.
  1. Mask surfaces to be protected. Seal joints subject to infiltration by coating materials.
  2. Limit traffic and material storage to areas of existing roofing membrane that have been protected.
  3. Maintain temporary protection and leave in place until replacement roofing has been completed.
- B. Pollution Control: Comply with environmental regulations of authorities having jurisdiction. Limit spread of dust and debris.
  1. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
  2. Remove debris from building roof by chute, hoist, or other device that will convey debris to grade.
- C. Shut down air intake equipment in the vicinity of the Work in coordination with the Owner. Cover air intake louvers before proceeding with re-coating work that could affect indoor air quality or activate smoke detectors in the ductwork.
  1. Verify that rooftop utilities and service piping affected by the Work have been shut off before commencing Work.
- D. Maintain roof drains in functioning condition to ensure roof drainage at end of each workday. Prevent debris from entering or blocking roof drains and conductors. Use roof-drain plugs specifically designed for this purpose. Remove roof-drain plugs at end of each workday, when no work is taking place, or when rain is forecast.
  1. Do not permit water to enter into or under existing membrane roofing system components that are to remain.

### 3.3 ROOFING COATING PREPARATION

- A. Roofing Partial Tear-off and Patching: Refer to requirements of Division 07 Section "Preparation for Re-roofing."

- B. Removal of Wet Insulation: Remove portions of roofing membrane with underlying wet insulation. Remove wet insulation, fill in tear-off areas to match existing insulation and membrane, and prepare patched membrane for application of roof coating specified below.
- C. Repair of Ponding Areas: Repair areas indicated as ponding areas or areas of inadequate drainage by removing roof membrane, adding additional insulation as required to provide minimum slopes to drain required by roofing rehabilitation coating manufacturer, and replace membrane with material matching existing. Submit photographic report indicating compliance.
- D. Membrane Surface Preparation:
  - 1. Remove aggregate stone ballast from roofing membrane.
  - 2. Remove loose granular aggregate from granular aggregate-surfaced built-up bituminous roofing with a wet vacuum.
  - 3. Remove blisters, ridges, buckles, roofing membrane fastener buttons projecting above the membrane, and other substrate irregularities from existing roofing membrane that would inhibit application of uniform, waterproof coating.
  - 4. Substrate Cleaning: Clean substrate of contaminants such as dirt, debris, oil, and grease that can affect adhesion of coating by power washing at minimum 2,000 psi (13,800 kPa).
    - a. Dispose of waste water in accordance with requirements of authorities having jurisdiction.
  - 5. Verify that existing substrate is dry before proceeding with application of coating. Spot check substrates with an electrical capacitance moisture-detection meter.
  - 6. Verify adhesion of new products.
- E. Existing Flashing and Detail Preparation: Repair flashings, gravel stops, copings, and other roof-related sheet metal and trim elements. Reseal joints, replace loose or missing fasteners, and replace components where required to leave in a watertight condition.
  - 1. Do not damage metal counterflashings that are to remain. Replace metal counterflashings damaged during removal with counterflashings specified in Division 07 Section "Sheet Metal Flashing and Trim."
  - 2. Roof Drains: Remove drain strainer and clamping ring. Grind metal surfaces down to clean, bare, metal.
- F. Surface Priming: Prime surfaces to receive fluid-applied coating as recommended by manufacturer for each substrate material. Apply products at rate recommended by manufacturer.
  - 1. Gravel surfaces do not require primer; metal and plastic surfaces must be primed.
  - 2. Ensure primer does not puddle and substrate has complete coverage.
  - 3. Allow to cure completely prior to application of coating.

G. Membrane Repair: Repair membrane at locations with irregularities using seam sealer mastic and reinforcing fabric.

1. Where size of repair necessitates patching, use ply sheet and adhesive materials specified in this section.

H. Membrane Seam Reinforcement: Reinforce membrane seams using seam sealer mastic and reinforcing fabric overlapping onto a field of existing membrane not less than width required by roof coating manufacturer.

### 3.4 FLUID-APPLIED FLASHING APPLICATION

A. Prior to application of the leveling coat, remove embedded gravel and install fluid-applied flashings at drains, scuppers and facias. Apply fluid-applied flashings to curbs, walls and penetrations after leveling coat is applied. Ensure finished application is free of pin holes, voids or openings in the fabric reinforcement.

B. Fluid-Applied Flashing and Detail Base Coat Application: Complete base coat and fabric reinforcement at parapets, curbs, penetrations, and drains prior to application of field of fluid-applied membrane. Apply base coat in accordance with manufacturer's written instructions.

1. Verify compatibility and pretreatment requirements with coating manufacturer for flashings with existing coatings.

2. Apply base coat on prepared and primed surfaces and spread coating evenly. Extend coating minimum of 8 inches (200 mm) up vertical surfaces and 4 inches (100 mm) onto horizontal surfaces.

3. Back roll to achieve minimum coating thickness as follows, unless additional thickness is recommended by manufacturer; verify thickness of base coat as work progresses.

4. Fabric Reinforcement: Embed fabric reinforcement into wet base coat. Lap adjacent flashing pieces of fabric minimum 3 inches (75 mm) along edges and 6 inches (150 mm) at end laps.

a. Roll surface of fabric reinforcing to completely embed and saturate fabric. Leave finished base coat with fabric free of pin holes, voids, or openings.

5. Fabric Reinforcement: Place fabric reinforcement onto wet base coat. Lap adjacent flashing pieces of fabric minimum 3 inches (150 mm) along edges and 6 inches (150 mm) at end laps.

a. Apply second base coat over installed fabric reinforcement and back roll to achieve not less than minimum coating thickness indicated in Part 2 product listing, unless greater thickness is recommended by manufacturer. Verify application thickness as work progresses.

6. Roof Drains: Install base coat onto surrounding membrane surface and metal drain bowl flange. Install target piece of fabric reinforcement immediately into wet base coat and roll

to fully embed and saturate fabric. Reinstall clamping ring and strainer following application of top coat. Replace broken drain ring clamping bolts.

7. Following curing of base coat, sand raised or exposed edges of fabric reinforcement prior to application of subsequent coatings.

### 3.5 FLUID-APPLIED LEVELING COAT APPLICATION

- A. Prior to application of the leveling coat, remove embedded gravel and install fluid-applied flashings at drains, scuppers and facias. Apply fluid-applied flashings to curbs, walls and penetrations after leveling coat is applied. Ensure finished application is free of pin holes, voids or openings in the fabric reinforcement.
- B. Apply leveling coat to field of roof in accordance with manufacturer's written instructions.
  1. Apply to thickness indicated under Part 2 product listing unless greater thickness is recommended by manufacturer.
  2. Allow leveling coat to cure before applying fluid base coat.

### 3.6 FLUID-APPLIED MEMBRANE APPLICATION

- A. Prime leveling coat prior to application of base coat if base coat is not applied within 72 hours following the leveling coat application, using manufacturer's recommended primer.
- B. Fluid-Applied Membrane Base Coat Application: Apply base coat to field of membrane in accordance with manufacturer's written instructions.
  1. Apply base coat on prepared and primed surfaces and spread coating evenly.
  2. Back roll to achieve minimum coating thickness as follows, unless greater thickness is recommended by manufacturer; verify thickness of base coat as work progresses.
  3. Fabric Reinforcement: Embed fabric reinforcement into wet base coat. Lap adjacent flashing pieces of fabric minimum 3 inches (75 mm) along edges and 6 inches (150 mm) at end laps.
    - a. Roll surface of fabric reinforcing to completely embed and saturate fabric. Leave finished base coat with fabric free of pin holes, voids, or openings.
  4. Fabric Reinforcement: Place fabric reinforcement onto wet base coat. Lap adjacent flashing pieces of fabric minimum 3 inches (75 mm) along edges and 6 inches (150 mm) at end laps.
    - a. Apply second base coat over embedded fabric reinforcement and back roll to achieve not less than minimum coating thickness indicated in Part 2 product listing, unless greater thickness is recommended by manufacturer. Verify application thickness as work progresses.

5. Following curing of base coat, sand raised or exposed edges of fabric reinforcement prior to application of top coat.

C. Top Coat Application: Apply top coat to field of membrane and flashings uniformly in a complete, continuous installation.

1. Following curing of base coat and prior to application of top coat, sand raised or exposed edges of fabric reinforcement.
2. Allow base coat to cure prior to application of top coat.
3. Prime base coat prior to application of top coat if top coat is not applied within 72 hours of the base coat application, using manufacturer's recommended primer.
4. Apply top coat extending coating up vertical surfaces and out onto horizontal surfaces. Install top coat over field base coat and spread coating evenly.
5. Apply top coat and back roll to achieve not less than minimum coating thickness indicated in Part 2 product listing, unless greater thickness is recommended by manufacturer. Verify application thickness as work progresses.
6. Avoid foot traffic on new fluid-applied membrane for a minimum of 24 hours.

D. Joint Sealant: Apply joint sealant at terminations of coating application and in locations required for complete weathertight application.

### 3.7 WALKWAY INSTALLATION

A. Install walkways following application of coating. Locate as indicated, or as directed by Owner.

B. Slip-Resistant Walkway Top Coat: Apply walkway second top coat following application and curing of top coat. Locate walkways as indicated on Drawings.

1. Mask walkway location with tape.
2. Prime first top coat prior to application of walkway top coat if walkway top coat is not applied within 72 hours of the first top coat application, using manufacturer's recommended primer.
3. Broadcast Slip-Resistant Top Coat Aggregate in wet top coat at rate indicated in Part 2 product listing or as otherwise recommended by coating manufacturer.
  - a. Back roll aggregate and top coat creating even dispersal of aggregate. Remove masking immediately.

### 3.8 FIELD QUALITY CONTROL

A. Roofing Inspector: Contractor shall engage a qualified roofing inspector to perform roof tests and inspections and to prepare test reports.

1. Engage a qualified roofing inspector for a minimum of 3 full-time days on site, per 40-hour crew week, to perform roof tests and inspections and to prepare start up, interim, and final reports. Roofing Inspector's quality assurance inspections shall comply with criteria established in Quality Control and Quality-assurance Guidelines for the Application of Membrane Roof Systems."
  - B. Roof Inspection: Engage roofing system manufacturer's technical personnel to inspect roofing installation, and submit report. Notify Owner's Consultant 48 hours in advance of dates and times of inspections. Inspect work as follows:
    1. Upon completion of preparation of roof coating substrate, prior to application of coating materials.
    2. Following application of coating to flashings and application of base coat to field of roof.
    3. Upon completion of coating but prior to re-installation of other roofing components.
  - C. Repair fluid-applied membrane where inspections indicate that they do not comply with specified requirements.
  - D. Arrange for additional inspections, at Contractor's expense, to verify compliance of replaced or additional work with specified requirements.
- 3.9 DISPOSAL
- A. Collect demolished materials and place in containers. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
    1. Storage or sale of demolished items or materials on-site is not permitted.
  - B. Transport and legally dispose of demolished materials off Owner's property.
- 3.10 PROTECTING AND CLEANING
- A. Protect roofing system from damage and wear during remainder of construction period.
  - B. Correct deficiencies in or remove coating that does not comply with requirements, repair substrates, and reapply coating.
  - C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 070150.72

## SECTION 071900 - WATER REPELLENTS

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section includes penetrating water-repellent treatments for the following vertical and horizontal surfaces:

1. Clay brick masonry.
2. Natural stone.

#### 1.2 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

1. Include manufacturer's printed statement of VOC content.
2. Include manufacturer's recommended number of coats for each type of substrate and spreading rate for each separate coat.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Applicator.

#### 1.5 QUALITY ASSURANCE

- A. Applicator Qualifications: An employer of workers trained and approved by manufacturer.
- B. Mockups: Prepare mockups of each required water repellent on each type of substrate required to demonstrate aesthetic effects, and to set quality standards for materials and execution.
1. Locate mockups in locations that enable viewing under same conditions as the completed Work.
  2. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

#### 1.6 PROJECT / FIELD CONDITIONS

- A. Limitations: Proceed with application only when the following existing and forecasted weather and substrate conditions permit water repellents to be applied according to manufacturers' written instructions and warranty requirements:

1. Concrete surfaces and mortar have cured for not less than 28 days.
2. Building has been closed in for not less than 30 days before treating wall assemblies.
3. Ambient temperature is above 40 deg F (4.4 deg C) and below 100 deg F (37.8 deg C) and will remain so for 24 hours.
4. Substrate is not frozen and substrate-surface temperature is above 40 deg F (4.4 deg C) and below 100 deg F (37.8 deg C).
5. Rain or snow is not predicted within 24 hours.
6. Not less than 24 hours have passed since surfaces were last wet.
7. Windy conditions do not exist that might cause water repellent to be blown onto vegetation or surfaces not intended to be treated.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Basis of Design: The roof system specified in this Section is based upon products of Tremco CPG Inc, Beachwood, OH, (800) 562-2728, [www.tremcoroofing.com](http://www.tremcoroofing.com) that are named in other Part 2 articles. Provide specified products.
  1. Manufacturers of comparable products: Approved by Owner's Consultant prior to bid.

### 2.2 PERFORMANCE REQUIREMENTS

- A. Performance: Water repellents shall meet the following performance requirements as determined by testing on manufacturer's standard substrates representing those indicated for this Project.
- B. Water Absorption: Minimum 75 percent reduction of water absorption after 24 hours for treated compared to untreated specimens when tested according to the following:
  1. Clay Brick: ASTM C67.
- C. Chloride-Ion Intrusion in Concrete: NCHRP Report 244, Series II tests.
  1. Reduction of Water Absorption: 75 percent.

### 2.3 PENETRATING WATER REPELLENTS

- A. Penetrating Water Repellent: Water Based, ready to use, silane/siloxane blend, penetrating, clear water repellent sealer designed for use on concrete and masonry surfaces.
  1. Basis of design product: Tremco, Hydrosheed.
  2. Basis of design product : Tremco, Hydrosheed.

3. Flash Point: Less than 200 Deg F (93.3 Deg C).
4. Weight per gallon: 8.4 lbs (3.8 kg).
5. VOC: 50 g/l, maximum.
6. Viscosity: 50 cps.
7. Active Content (by weight): 10 percent.
8. Drying time at 70 Deg F (21 Deg C): 1 to 2 hours.
9. Average Depth of Penetration: 3/8 inch (9.5 mm).
10. Reduction in Water Absorption, SS-W-110C: 88 percent.
11. Permeance Rating: 1.6 percent reduction.
12. NCHRP No. 244 Reduction in Chloride Ion Content, Average, 21 days: 89 percent.
13. NCHRP No. 244 Reduction in Weight Gain, 21 days: 85 percent.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Applicator present, for compliance with requirements and conditions affecting performance of the Work.
  1. Verify that surfaces are clean and dry according to water-repellent manufacturer's requirements. Check moisture content in three representative locations by method recommended by manufacturer.
  2. Verify that there is no efflorescence or other removable residues that would be trapped beneath the application of water repellent.
  3. Verify that required repairs are complete, cured, and dry before applying water repellent.
- B. Test pH level according to water-repellent manufacturer's written instructions to ensure chemical bond to silica-containing or siliceous minerals.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 PREPARATION

- A. New Construction and Repairs: Allow concrete and other cementitious materials to age before application of water repellent, according to repellent manufacturer's written instructions.
  1. New concrete surfaces must be aged for a minimum of 3 days unless longer duration is recommended by manufacturer.

- B. Cleaning: Before application of water repellent, clean substrate of substances that could impair penetration or performance of product according to water-repellent manufacturer's written instructions.
- C. Protect adjoining work, including mortar and sealant bond surfaces, from spillage or blow-over of water repellent. Cover adjoining and nearby surfaces of aluminum and glass if there is the possibility of water repellent being deposited on surfaces. Cover live vegetation.
- D. Coordination with Mortar Joints: Do not apply water repellent until pointing mortar for joints adjacent to surfaces receiving water-repellent treatment has been installed and cured.
- E. Coordination with Sealant Joints: Do not apply water repellent until sealants for joints adjacent to surfaces receiving water-repellent treatment have been installed and cured.
  - 1. Water-repellent work may precede sealant application only if sealant adhesion and compatibility have been tested and verified using substrate, water repellent, and sealant materials identical to those required.

### 3.3 APPLICATION

- A. Apply coating of water repellent on surfaces to be treated using 15 psi- (103 kPa-) pressure spray with a fan-type spray nozzle to the point of saturation. Apply coating in dual passes of uniform, overlapping strokes. Remove excess material; do not allow material to puddle beyond saturation. Comply with manufacturer's written instructions for application procedure unless otherwise indicated.

### 3.4 FIELD QUALITY CONTROL

- A. Testing of Water-Repellent Material: Owner reserves the right to invoke the following procedure at any time and as often as Owner deems necessary during the period when water repellent is being applied:
  - 1. Owner may direct Contractor to stop applying water repellents if test results show material being used does not comply with product requirements. Contractor shall discontinue application of noncomplying material, pay for testing, and correct deficiency of surfaces treated with rejected materials.
- B. Coverage Test: In the presence of Owner's Consultant, hose down a dry, repellent-treated surface to verify complete and uniform product application. A change in surface color will indicate incomplete application.
  - 1. Notify Owner seven days in advance of the dates and times when surfaces will be tested.
  - 2. Reapply water repellent until coverage test indicates complete coverage.

### 3.5 CLEANING

- A. Immediately clean water repellent from adjoining surfaces and surfaces soiled or damaged by water-repellent application as work progresses. Correct damage to work of other trades caused by water-repellent application, as approved by Owner's Consultant.

- B. Comply with manufacturer's written cleaning instructions.

END OF SECTION 071900

## SECTION 076200.02 - SHEET METAL FLASHING AND TRIM

### PART 1 - GENERAL

#### 1.1 SUMMARY

A. Section includes:

1. Roof drainage sheet metal fabrications.
2. Low-slope roof sheet metal fabrications.

B. Related Requirements:

1. Division 07 low slope membrane roofing section for installing sheet metal flashing and trim integral with roofing and for related warranty requirements.
2. Division 07 Section "Roof Specialties" for manufactured counterflashings incorporated in roof system.

#### 1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each manufactured product and accessory.

B. Shop Drawings: For sheet metal flashing and trim.

1. Include plans, elevations, sections, and attachment details.
2. Include identification of material, thickness, weight, and finish for each item and location in Project.
3. Indicate details meet requirements of SMACNA and NRCA required by this Section.
4. Detail formed flashing and trim at scale of not less than 1-1/2 inches per 12 inches (1:10).

C. Samples for Verification: For each type of exposed finish.

#### 1.3 INFORMATIONAL SUBMITTALS

- A. Contractor's Product Certificates: For each type of coping and roof edge flashing that is ANSI/SPRI ES-1 tested.

#### 1.4 CLOSEOUT SUBMITTALS

- A. Warranties: Manufacturer's executed warranty documents. Submit prior to acceptance of Work.

## 1.5 QUALITY ASSURANCE

- A. Fabricator Qualifications: Employs skilled workers who custom fabricate sheet metal flashing and trim similar to that required for this Project and whose products have a record of successful in-service performance.
  - 1. For copings and roof edge flashings that are ANSI/SPRI ES-1 tested; fabrication shop shall be listed as able to fabricate required details as tested and approved.

## 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Do not store sheet metal flashing and trim materials in contact with other materials that might cause staining, denting, or other surface damage. Store sheet metal flashing and trim materials away from uncured concrete and masonry.
- B. Protect strippable protective covering on sheet metal flashing and trim from exposure to sunlight and high humidity, except to extent necessary for period of sheet metal flashing and trim installation.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. General: Sheet metal flashing and trim assemblies shall withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim shall not rattle, leak, or loosen, and shall remain watertight.
- B. Sheet Metal Standard for Flashing and Trim: Comply with NRCA's "The NRCA Roofing Manual" and SMACNA's "Architectural Sheet Metal Manual" requirements for dimensions and profiles shown unless more stringent requirements are indicated.
- C. Flashings and Fastening: Comply with requirements of Division 07 roofing sections. Provide base flashings, perimeter flashings, detail flashings and component materials and installation techniques that comply with requirements and recommendations of the following:
  - 1. FM Global 1-49: "Property Loss Prevention Data Sheet for Perimeter Flashings."
  - 2. FM Global 1-29: "Property Loss Prevention Data Sheet for Above Deck Roof Components."
  - 3. NRCA: "The NRCA Roofing Manual" for construction details and recommendations.
- D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects.

## 2.2 SHEET METALS

- A. General: Protect mechanical and other finishes on exposed surfaces from damage by applying strippable, temporary protective film before shipping.
- B. Metallic-Coated Steel Sheet: Provide zinc-coated (galvanized) steel sheet according to ASTM A653/A653M, G90 (Z275) coating designation or aluminum-zinc alloy-coated steel sheet according to ASTM A792/A792M, Class AZ50 (Class AZM150) coating designation, Grade 40 (Grade 275); with smooth, flat surface; prefinished by coil-coating process to comply with ASTM A755/A755M.
  - 1. Exposed Coil-Coated Finish:
    - a. Two-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
      - 1) Color: Match existing adjacent material.
  - 2. Exposed Metallic Finish: Galvalume Plus.
  - 3. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.5 mil (0.013 mm).
- C. Lead Sheet: ASTM B749 lead sheet.

## 2.3 UNDERLAYMENT MATERIALS

- A. Self-Adhering, High-Temperature Sheet: Minimum 30 mils (0.76 mm) thick, consisting of a slip-resistant polyethylene- or polypropylene-film top surface laminated to a layer of butyl- or SBS-modified asphalt adhesive, with release-paper backing; specifically designed to withstand high metal temperatures beneath metal roofing. Provide primer according to written recommendations of underlayment manufacturer.
  - 1. Low-Temperature Flexibility: ASTM D1970; passes after testing at minus 20 deg F (29 deg C) or lower.
- B. Slip Sheet: Rosin-sized building paper, 3 lb/100 sq. ft. (0.16 kg/sq. m) minimum.

## 2.4 MISCELLANEOUS MATERIALS

- A. General: Provide materials and types of fasteners, solder, protective coatings, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation and as recommended by manufacturer of primary sheet metal or manufactured item unless otherwise indicated.

- B. Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads and recommended by manufacturer of primary sheet metal or manufactured item.
  - 1. General: Blind fasteners or self-drilling screws, gasketed, with hex-washer head.
    - a. Exposed Fasteners: Heads matching color of sheet metal using plastic caps or factory-applied coating. Provide metal-backed EPDM or PVC sealing washers under heads of exposed fasteners bearing on weather side of metal.
    - b. Blind Fasteners: High-strength aluminum or stainless-steel rivets suitable for metal being fastened.
    - c. Spikes and Ferrules: Same material as gutter; with spike with ferrule matching internal gutter width.
  - 2. Fasteners for Aluminum Sheet: Aluminum or Series 300 stainless steel.
  - 3. Fasteners for Zinc-Coated(Galvanized) and Aluminum-Zinc Alloy-Coated Steel Sheet: Series 300 stainless steel or hot-dip galvanized steel according to ASTM A153/A153M or ASTM F2329.
  - 4. Fasteners for Stainless-Steel Sheet: Series 300 stainless steel.
  - 5. Fasteners for Copper Sheet: Copper, hardware bronze or passivated Series 300 stainless steel.
- C. Solder:
  - 1. For Stainless Steel: ASTM B32, Grade Sn60 or Grade Sn96, with acid flux of type recommended by stainless steel sheet manufacturer.
  - 2. For Copper: ASTM B32, Grade Sn50, 50 percent tin and 50 percent lead.
- D. Sealant Tape: Pressure-sensitive, 100 percent solids, polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1/2 inch (13 mm) wide and 1/8 inch (3 mm) thick.
- E. Elastomeric Sealant: ASTM C920, elastomeric polyurethane at concealed joints and silicone at exposed joints; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.
- F. Butyl Sealant: ASTM C1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied for hooked-type expansion joints with limited movement.
- G. Bituminous Coating: Cold-applied asphalt emulsion according to ASTM D1187.
- H. Asphalt Roofing Cement: ASTM D4586, asbestos free, of consistency required for application.

## 2.5 FABRICATION, GENERAL

- A. General: Custom fabricate sheet metal flashing and trim to comply with details shown and recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, and other characteristics of item required. Fabricate sheet metal flashing and trim in shop to greatest extent possible.
  - 1. Fabricate sheet metal flashing and trim in thickness or weight needed to comply with performance requirements, but not less than that specified for each application and metal.
  - 2. Obtain field measurements for accurate fit before shop fabrication.
  - 3. Form sheet metal flashing and trim to fit substrates without excessive oil canning, buckling, and tool marks; true to line, levels, and slopes; and with exposed edges folded back to form hems.
  - 4. Conceal fasteners and expansion provisions where possible. Do not use exposed fasteners on faces exposed to view.
- B. Fabrication Tolerances: Fabricate sheet metal flashing and trim that is capable of installation to a tolerance of 1/4 inch in 20 feet (6 mm in 6 m) on slope and location lines indicated on Drawings and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.
- C. Expansion Provisions: Form metal for thermal expansion of exposed flashing and trim.
  - 1. Form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with butyl sealant concealed within joints.
  - 2. Use lapped expansion joints only where indicated on Drawings.
- D. Sealant Joints: Where movable, nonexpansion-type joints are required, form metal to provide for proper installation of elastomeric sealant according to cited sheet metal standard.
- E. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal.
- F. Fabricate cleats and attachment devices of sizes as recommended by cited sheet metal standard for application, but not less than thickness of metal being secured.
- G. Seams, Soldered: Fabricate nonmoving seams with flat-lock seams. Tin edges to be seamed, form seams, and solder.
- H. Seams: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with elastomeric sealant unless otherwise recommended by sealant manufacturer for intended use. Rivet joints where necessary for strength.
- I. Seams for Uncoated Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints where necessary for strength.
- J. Do not use graphite pencils to mark metal surfaces.

## 2.6 LOW-SLOPE ROOF SHEET METAL FABRICATIONS

- A. Counterflashing: Shop fabricate interior and exterior corners. Fabricate from the following materials:
  - 1. Galvanized Steel or Aluminum-Zinc Alloy-Coated Steel: (0.71 mm) 0.028 inch/24 ga. thick.
- B. Roof-Penetration Flashing: Fabricate from the following materials:
  - 1. Stainless Steel: 0.019 inch/26 ga. (0.48 mm) thick.
- C. Roof-Drain Flashing: Fabricate from the following materials:
  - 1. Lead: (19.53 kg/m<sup>2</sup>) 4 lb/sq. ft.; (1.6 mm) 0.0625 inch thick.

## PART 3 - EXECUTION

### 3.1 UNDERLAYMENT INSTALLATION

- A. Self-Adhering Sheet Underlayment: Install self-adhering sheet underlayment, wrinkle free. Prime substrate if recommended by underlayment manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation; use primer for installing underlayment at low temperatures. Apply in shingle fashion to shed water, with end laps of not less than 6 inches (150 mm) staggered 24 inches (600 mm) between courses. Overlap side edges not less than 3-1/2 inches (90 mm). Roll laps and edges with roller. Cover underlayment within 14 days.
- B. Install slip sheet, wrinkle free, over underlayment before installing sheet metal flashing and trim.

### 3.2 INSTALLATION, GENERAL

- A. Install sheet metal flashing and trim to comply with details indicated and recommendations of cited sheet metal standard that apply to installation characteristics required unless otherwise indicated on Drawings.
  - 1. Space cleats not more than 12 inches (300 mm) apart. Attach each cleat with at least two fasteners. Bend tabs over fasteners.
  - 2. Do not use graphite pencils to mark metal surfaces.
- B. Metal Protection: Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating or by other permanent separation as recommended by sheet metal manufacturer or cited sheet metal standard.
  - 1. Coat concealed side of uncoated-aluminum and stainless steel sheet metal flashing and trim with bituminous coating where flashing and trim contact wood, ferrous metal, or cementitious construction.

2. Underlayment: Where installing sheet metal flashing and trim directly on cementitious or wood substrates, install underlayment and cover with slip sheet.
- C. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at maximum of 10 feet (3 m) with no joints within 24 inches (600 mm) of corner or intersection.
1. Form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with sealant concealed within joints.
  2. Use lapped expansion joints only where indicated on Drawings.
- D. Fasteners: Use fastener sizes that penetrate wood blocking or sheathing not less than 1-1/4 inches (32 mm) for nails and not less than 3/4 inch (19 mm) for wood screws.
- E. Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.
- F. Seal joints as required for watertight construction.
1. Use sealant-filled joints unless otherwise indicated. Embed hooked flanges of joint members not less than 1 inch (25 mm) into sealant. Form joints to completely conceal sealant. When ambient temperature at time of installation is between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement each way. Adjust setting proportionately for installation at higher ambient temperatures. Do not install sealant-type joints at temperatures below 40 deg F (4 deg C).
- G. Soldered Joints: Clean surfaces to be soldered, removing oils and foreign matter. Pre-tin edges of sheets with solder to width of 1-1/2 inches (38 mm); however, reduce pre-tinning where pre-tinned surface would show in completed Work.
1. Do not solder metallic-coated steel and aluminum sheet.
  2. Do not use torches for soldering.
- 3.3 ROOF FLASHING INSTALLATION
- A. Install sheet metal flashing and trim to comply with performance requirements and cited sheet metal standard.
1. Provide concealed fasteners where possible, and set units true to line, levels, and slopes.
  2. Install work with laps, joints, and seams that are permanently watertight and weather resistant.
- B. Counterflashing: Coordinate installation of counterflashing with installation of base flashing. Insert counterflashing in reglets or receivers and fit tightly to base flashing.
1. Insert counterflashing in reglets or receivers and fit tightly to base flashing.

2. Extend counterflashing 4 inches (100 mm) over base flashing.

3. Lap counterflashing joints minimum of 4 inches (100 mm).

C. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof. Seal with sealant and clamp flashing to pipes that penetrate roof.

### 3.4 CLEANING AND PROTECTION

A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.

B. Clean and neutralize flux materials. Clean off excess solder.

C. Clean off excess sealants.

D. Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of sheet metal flashing and trim installation, remove unused materials and clean finished surfaces as recommended by sheet metal flashing and trim manufacturer. Maintain sheet metal flashing and trim in clean condition during construction.

E. Replace sheet metal flashing and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 076200.02

## SECTION 077100 - ROOF SPECIALTIES

### PART 1 - GENERAL

#### 1.1 SUMMARY

A. Section Includes:

1. Manufactured reglets and counterflashings.

B. Related Information:

1. Division 06 Section "Miscellaneous Rough Carpentry" for wood nailers, curbs, and blocking.
2. Division 07 Section "Sheet Metal Flashing and Trim" for custom- and site-fabricated sheet metal flashing and trim.

#### 1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site, in conjunction with roofing preinstallation conference specified in Division 07 roofing section.

1. Meet with Owner, Owner's Consultant, Owner's insurer if applicable, Installer, and installers whose work interfaces with or affects roof specialties including installers of roofing materials and accessories.
2. Examine substrate conditions for compliance with requirements, including flatness and attachment to structural members.
3. Review special roof details, roof drainage, and condition of other construction that will affect roof specialties.

#### 1.3 ACTION SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

B. Sustainable Design Submittals: Indicate percentages by weight of postconsumer and preconsumer recycled content for products having recycled content

1. Include statement indicating costs for each product having recycled content.

C. Shop Drawings: For roof specialties.

1. Include plans, elevations, expansion-joint locations, keyed details, and attachments to other work. Distinguish between plant- and field-assembled work.

2. Include details for expansion and contraction; locations of expansion joints, including direction of expansion and contraction.
3. Indicate profile and pattern of seams and layout of fasteners, cleats, clips, and other attachments.
4. Detail termination points and assemblies, including fixed points.
5. Include details of special conditions.

D. Samples for Initial Selection: For each type of roof specialty indicated with factory-applied color finishes.

E. Samples for Verification: For each roof specialty product made from 12-inch (300-mm) lengths of full-size components including fasteners, cover joints, accessories, and attachments.

#### 1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For manufacturer.

B. Product Certificates: Provide manufacturer's certificates for [copings] [and] [roof-edge specialties] indicating compliance with performance requirements including the following:

1. ANSI/SPRI/FM 4435/ES-1 compliance.
2. FM Approvals listing
3. Florida Product Approval.
4. Miami-Dade Notice of Acceptance.

C. Sample Warranty: For manufacturer's special warranty.

#### 1.5 CLOSEOUT SUBMITTALS

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

#### 1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer offering products meeting requirements that are ANSI/SPRI ES-1 tested to specified design pressure.

#### 1.7 DELIVERY, STORAGE, AND HANDLING

A. Do not store roof specialties in contact with other materials that might cause staining, denting, or other surface damage. Store roof specialties away from uncured concrete and masonry.

B. Protect strippable protective covering on roof specialties from exposure to sunlight and high humidity, except to extent necessary for the period of roof specialties installation.

1.8 PROJECT / FIELD CONDITIONS

- A. Field Measurements: Verify profiles and tolerances of roof-specialty substrates by field measurements before fabrication, and indicate measurements on Shop Drawings.
- B. Coordination: Coordinate roof specialties with flashing, trim, and construction of parapets, roof deck, roof and wall panels, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.9 WARRANTY

- A. Roofing-System Warranty: Roof specialties are included in warranty provisions in Division 07 roofing Section.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. General Performance: Roof specialties shall withstand exposure to weather and resist thermally induced movement without failure, rattling, leaking, or fastener disengagement due to defective manufacture, fabrication, installation, or other defects in construction
- B. Recycled Content of Steel Products: Postconsumer recycled content plus one-half of preconsumer recycled content not less than 25 percent.
- C. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, hole elongation, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Provide clips that resist rotation and avoid shear stress as a result of thermal movements. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
  - 1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

2.2 MANUFACTURERS

- A. Source Limitations: Obtain roof specialties approved by manufacturer providing roofing-system warranty specified in Division 07 roofing Section.

2.3 EXPOSED METALS

- A. Stainless-Steel Sheet: ASTM A240/A240M or ASTM A666, Type 304, dead soft, fully annealed; with smooth, flat surface.
- B. Copper Sheet: ASTM B370, cold-rolled copper sheet, H00 or H01 temper.

2.4 CONCEALED METALS

- A. Stainless-Steel Sheet: ASTM A240/A240M or ASTM A666, Type 304, dead soft, fully annealed; with smooth, flat surface.

## 2.5 UNDERLAYMENT MATERIALS

- A. Felt: ASTM D226/D226M, Type II (No. 30), asphalt-saturated organic felt, nonperforated.
- B. Self-Adhering, High-Temperature Sheet: Minimum 30 to 40 mils (0.76 to 1.0 mm) thick, consisting of slip-resisting polyethylene-film top surface laminated to layer of butyl or SBS-modified asphalt adhesive, with release-paper backing; cold applied. Provide primer when recommended by underlayment manufacturer.
  - 1. Thermal Stability: ASTM D1970/D1970M; stable after testing at 240 deg F (116 deg C).
  - 2. Low-Temperature Flexibility: ASTM D1970/D1970M; passes after testing at minus 20 deg F (29 deg C).
- C. Slip Sheet: Building paper, 3-lb/100 sq. ft. (0.16-kg/sq. m) minimum, rosin sized.

## 2.6 MISCELLANEOUS MATERIALS

- A. General: Provide materials and types of fasteners, protective coatings, sealants, and other miscellaneous items required by manufacturer for a complete installation.
- B. Fasteners: Manufacturer's recommended fasteners, suitable for application and designed to meet performance requirements. Furnish the following unless otherwise indicated:
  - 1. Exposed Penetrating Fasteners: Gasketed screws with hex washer heads matching color of sheet metal.
- C. Elastomeric Sealant: ASTM C920, elastomeric silicone polymer sealant of type, grade, class, and use classifications required by roofing-specialty manufacturer for each application.
- D. Bituminous Coating: Cold-applied asphalt emulsion complying with ASTM D1187/D1187M.
- E. Asphalt Roofing Cement: ASTM D4586/D4586M, asbestos free, of consistency required for application.

## 2.7 MANUFACTURED REGLETS AND COUNTERFLASHINGS

- A. Reglets: Manufactured units formed to provide secure interlocking of separate reglet and counterflashing pieces.
  - 1. Fabricate from the following exposed metal:
    - a. Stainless Steel: 26 ga.; 0.0188-inch (0.477-mm) inch thick.
  - 2. Corners: Factory prefabricated.
  - 3. Surface-Mounted Type: Provide reglets with slotted holes for fastening to substrate, with neoprene or other suitable weatherproofing washers, and with channel for sealant at top edge.

4. Stucco Type, Embedded: Provide reglets with upturned fastening flange and extension leg of length to match thickness of applied finish materials.
  5. Masonry Type, Embedded: Provide reglets with offset top flange for embedment in cut masonry mortar joint.
  6. Concrete Type, Embedded: Provide temporary closure tape to keep reglet free of concrete materials, special fasteners for attaching reglet to concrete forms, and guides to ensure alignment of reglet section ends.
- B. Counterflashings: Manufactured units of heights to overlap top edges of base flashings by 4 inches (100 mm) and in lengths not exceeding 12 feet (3.6 m) designed to snap into reglets and compress against base flashings with joints lapped.
1. Fabricate from the following exposed metal:
    - a. Stainless Steel: 26 ga.; 0.0188-inch (0.477-mm) thick.
- C. Accessories:
1. Counterflashing Wind-Restraint Clips: Provide clips to be installed before counterflashing to prevent wind uplift of counterflashing lower edge.
  2. Flexible-Flashing Retainer: Provide resilient plastic or rubber accessory to secure flexible flashing in reglet where clearance does not permit use of standard metal counterflashing or where reglet is provided separate from metal counterflashing.
- D. Finishes: Stainless steel finish as indicated.
1. Color: As selected by Owner's Consultant from manufacturer's full range.
  2. Stainless Steel Finish: ASTM A480/A480M; No. 3 (coarse, polished directional satin) finish.
- 2.8 FINISHES
- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
  - B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
  - C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.
  - D. Concealed Surface Finish: Apply pretreatment and manufacturer's standard acrylic or polyester backer finish consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil (0.013 mm).

- E. Stainless Steel Finish: ASTM A480/A480M; No. 2B (bright, cold rolled, unpolished) finish, unless otherwise indicated.
- F. Mill Finish: As manufactured.
- G. Patinated Finish: Factory pre-patinated finish, as indicated.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions, and other conditions affecting performance of the Work.
- B. Examine walls, roof edges, and parapets for suitable conditions for roof specialties.
- C. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 INSTALLATION OF UNDERLAYMENT

- A. Felt Underlayment: Install with adhesive for temporary anchorage to minimize use of mechanical fasteners under roof specialties. Apply in shingle fashion to shed water, with lapped joints of not less than 2 inches (50 mm).
- B. Self-Adhering Sheet Underlayment: Install wrinkle free. Apply primer if required by underlayment manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation; use primer rather than nails for installing underlayment at low temperatures. Apply in shingle fashion to shed water. Overlap edges not less than 3-1/2 inches (90 mm). Roll laps with roller. Cover underlayment within 14 days.
- C. Slip Sheet: Install with tape or adhesive for temporary anchorage to minimize use of mechanical fasteners under roof specialties. Apply in shingle fashion to shed water, with lapped joints of not less than 2 inches (50 mm).

#### 3.3 INSTALLATION, GENERAL

- A. General: Install roof specialties according to manufacturer's written instructions. Anchor roof specialties securely in place, with provisions for thermal and structural movement. Use fasteners, solder, protective coatings, separators, sealants, and other miscellaneous items as required to complete roof-specialty systems.
  - 1. Install roof specialties level, plumb, true to line and elevation; with limited oil-canning and without warping, jogs in alignment, buckling, or tool marks.
  - 2. Provide uniform, neat seams with minimum exposure of solder and sealant.
  - 3. Install roof specialties to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before manufacture.

4. Torch cutting of roof specialties is not permitted.
  5. Do not use graphite pencils to mark metal surfaces.
- B. Metal Protection: Protect metals against galvanic action by separating dissimilar metals from contact with each other or with corrosive substrates by painting contact surfaces with bituminous coating or by other permanent separation as recommended by manufacturer.
1. Coat concealed side of uncoated aluminum roof specialties with bituminous coating where in contact with wood, ferrous metal, or cementitious construction.
  2. Underlayment: Where installing metal flashing directly on cementitious or wood substrates, install a course of self-adhering, high-temperature sheet underlayment.
  3. Bed flanges in thick coat of asphalt roofing cement where required by manufacturers of roof specialties for waterproof performance.
- C. Expansion Provisions: Allow for thermal expansion of exposed roof specialties.
1. Space movement joints at a maximum of 12 feet (3.6 m) with no joints within 18 inches (450 mm) of corners or intersections unless otherwise shown on Drawings.
  2. When ambient temperature at time of installation is between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement each way. Adjust setting proportionately for installation at higher ambient temperatures.
- D. Fastener Sizes:
1. Wood Blocking or Sheathing: Use fasteners of sizes that penetrate wood blocking or sheathing not less than 1-1/4 inches (32 mm) for nails and not less than 3/4 inch (19 mm) for wood screws.
  2. Other Substrates: Use fasteners of sizes that penetrate substrate not less than recommended by fastener manufacturer to achieve maximum pull-out resistance.
- E. Seal joints with elastomeric sealant as required by roofing-specialty manufacturer.
- F. Seal joints as required for watertight construction. Place sealant to be completely concealed in joint. Do not install sealants at temperatures below 40 deg F (4 deg C).
- 3.4 INSTALLATION OF REGLETS AND COUNTERFLASHINGS
- A. General: Coordinate installation of reglets and counterflashings with installation of base flashings.
- B. Counterflashings: Insert counterflashings into reglets or other indicated receivers; ensure that counterflashings overlap 4 inches (100 mm) over top edge of base flashings. Lap counterflashing joints a minimum of 4 inches (100 mm) and bed with elastomeric sealant. Fit counterflashings tightly to base flashings.

3.5 CLEANING AND PROTECTION

- A. Clean exposed metal surfaces.
- B. Clean off excess sealants.
- C. Clean and neutralize flux materials. Clean off excess solder.
- D. Remove temporary protective coverings and strippable films as roof specialties are installed. On completion of installation, clean finished surfaces including removing unused fasteners, metal filings, pop rivet stems, and pieces of flashing. Maintain roof specialties in a clean condition during construction.
- E. Replace roof specialties that have been damaged or that cannot be successfully repaired by finish touchup or similar minor repair procedures.

END OF SECTION 077100

SECTION 112429.02 - FACILITY FALL PROTECTION, NON-PENETRATING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Non-penetrating fall protection systems, including:
  - 1. Roof edge rail systems.
  - 2. Roof hatch rail systems.
  - 3. Skylight guardrail systems.
- B. Related Sections:
  - 1. Division 07 Section "Roof Walkways" for roof walkway system.
  - 2. Division 07 Section "Roof Access Ladders" for ladders connecting different roof levels.

1.2 REFERENCES

- A. General: Applicable edition of references cited in this Section is current edition published on date of issue of Project specifications, unless otherwise required by building code in force.
- B. American National Standards Institute (ANSI):
  - 1. A21.1 - Safety Requirements for Floor and Wall Openings, Railings and Toe Boards.
  - 2. A58.1 - Minimum Design Loads in Buildings and Other Structures.
  - 3. A117.1 - Accessible and Usable Buildings and Facilities.
- C. ASTM International (ASTM).
  - 1. ASTM A36/A36M - Standard Specification for Carbon Structural Steel.
  - 2. ASTM A47/A74M - Standard Specification for Ferritic Malleable Iron Castings.
  - 3. ASTM A53/A53M - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless.
  - 4. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware.
- D. Code of Federal Regulations (CFR):
  - 1. 29 CFR 1910.28 - Duty to have fall protection and falling object protection.

2. 29 CFR 1910.29 - Fall protection systems and falling object protection - criteria and practices.

E. California Occupational Safety & Health Administration (CAL OSHA):

1. 1620 - Design and Construction of Railings.
2. 1621 - Railings and Toe Boards.
3. 1633 - Elevator Shafts to be Guarded.
4. 3209 - Standard Guardrails.
5. 3210 - Guardrails at Elevated Locations.
6. 3211 - Wall Openings.
7. 3212 - Floor Openings, Floor Holes and Roofs.
8. 3214 - Stair Rails and Handrails.

F. Association for Materials Protection and Performance (AMPP):

1. SSPC PAINT 20: Organic Zinc Rich Primer, Type II.
2. SSPC PA 1: Shop, Field, and Maintenance Coating of Metals.

1.3 COORDINATION

- A. Coordinate selection of fall protection and fall restraint devices and attachment provisions with Owner's safety program and Owner-provided personal protection equipment.
- B. Coordinate layout and location of facility fall protection with Owner's Consultant.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of fall protection and accessory, including brackets and fasteners.
  1. Submit manufacturer's published literature including structural properties data, corrosion resistance, certificates of compliance and test reports as applicable.
- B. Shop Drawings: Show locations and layout of fall protection components; include dimensioned plans, elevations, sections, and details of installation.
  1. Provide shop drawings signed and sealed by a professional engineer, licensed in the jurisdiction of the project.
- C. Samples for Verification: Not less than 6 inches (150 mm) long, of each component in finish indicated.

1.5 INFORMATION SUBMITTALS

- A. Qualification Data: For Installer.
- B. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, according to ASTM E894 and ASTM E935.
- C. Field quality-control test reports.

1.6 CLOSEOUT SUBMITTALS

- A. Operation and maintenance data.

1.7 QUALITY ASSURANCE

- A. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- B. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E329; and, where required by authorities having jurisdiction, that is acceptable to authorities.

1.8 PRODUCT DELIVERY AND STORAGE

- A. Deliver manufactured materials in original, unbroken pallets, packages, containers, or bundles bearing the label of the manufacturer.
- B. Store and handle materials carefully to prevent abrasion, cracking, chipping, twisting, other deformations, and other types of damage.

1.9 WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to repair or replace components that fail in materials or workmanship within specified warranty period.
  - 1. Warranty Period: Two (2) years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide facility fall protection components by Tremco CPG. Provide specified products.
  - 1. Manufacturer of comparable products, approved by the Owner's Consultant.
- B. Single Source: Provide fall protection components from a single manufacturer through a single source, unless otherwise indicated.

## 2.2 PERFORMANCE REQUIREMENTS

- A. Occupational Safety and Health Standards: Provide fall protection components complying with requirements of 29 CFR 1910.28 and 1910.29, including structural performance.
- B. Structural Performance: Railings, including attachment to building construction, shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:
  - 1. Handrails and Top Rails of Guards:
    - a. Uniform load of 50 lbf/ ft. (0.73 kN/m) applied in any direction.
    - b. Concentrated load of 200 lbf (0.89 kN) applied in any direction.
    - c. Uniform and concentrated loads need not be assumed to act concurrently.

## 2.3 ROOF EDGE RAIL SYSTEMS

- A. Roof Edge Rail Systems: Freestanding counterweighted fall protection safety railing system including pipe or tubing, fittings, and accessories corresponding to design indicated on Drawings, and complying with requirements of authorities having jurisdiction.
  - 1. Application: Flat or low slope roof up to 5 deg. slope.
  - 2. Uprights: 42 inch (1067 mm) by 1.50 inch (38 mm) steel pipe factory assembled with manufacturer's standard clamp fittings accepting railings, adjustable up to 11 deg. from vertical.
  - 3. Upright Bases: Galvanized steel, with anti-skid rubber pad base.
  - 4. Railings: 1.50 inch (38 mm) steel pipe or tubing.
  - 5. Upright and Railing Finish: Galvanized, exposed.
    - a. Color: To be selected by Owner/Architect from Manufacturer's range of available colors.
  - 6. Counterbalance Assemblies: Free-standing, non-penetrating recycled PVC counterbalance assemblies for line uprights, corners, and end conditions.
  - 7. Counterbalance Lever Pipe: 1.25-inch (32 mm) steel pipe.
  - 8. Toe Boards: Manufacturer's standard, with clamping hardware, pre-formed corners, and splice kits, in finish to match railings.

## 2.4 ROOF HATCH RAIL SYSTEMS

- A. Roof Hatch Safety Railing System: Manufacturer's standard system including pipe, fittings, and accessories attached to roof hatch, corresponding to design indicated on Drawings, and complying with requirements of authorities having jurisdiction.
1. Height: above finished roof deck. 42 inches (1,067 mm)
  2. Posts and Rails: 1.50-inch- (38-mm-) ID welded steel pipe.
    - a. Post and Rail Tops and Ends: Weather resistant, closed or plugged with prefabricated end fittings.
    - b. Provide weep holes or another means to drain entrapped water in hollow sections of handrail and railing members.
    - c. Fabricate joints exposed to weather to be watertight.
  3. Maximum Opening Size: System constructed to prevent passage of a sphere 21 inches (533 mm) in diameter.
  4. Self-Latching Gate: Fabricated of same materials and rail spacing as safety railing system. Provide manufacturer's standard hinges and self-latching mechanism.
  5. Fasteners: Manufacturer's standard, finished to match railing system.
  6. Finish: Galvanized, exposed.
    - a. Color: To be selected by Owner/Architect from Manufacturer's range of available colors.

## 2.5 SKYLIGHT RAIL SYSTEMS

- A. Skylight Guardrail System: Fall protection safety railing components including pipe or tubing, fittings, and accessories corresponding to design indicated on Drawings, and complying with requirements of authorities having jurisdiction.
1. Uprights: 42 inches by 1.50-inch- (1,067 mm by 1.38-mm-) ID steel pipe factory assembled with clamp components accepting railings, adjustable to 11 deg. off of vertical, with brackets for permanent attachment to skylight curb or with free-standing, non-penetrating recycled PVC weighted corner base supports.
  2. Railings: 1.50-inch- (38-mm-) ID steel pipe.
  3. Upright and Railing Finish: Galvanized, exposed.
    - a. Color: To be selected by Owner/Architect from Manufacturer's range of available colors.

## 2.6 MISCELLANEOUS MATERIALS

- A. Hardware: Manufacturer's standard hardware as required for a complete installation; corrosion resistant, and identical to hardware utilized in tested assemblies meeting performance requirements.
- B. Galvanizing Repair Paint: High-zinc-dust-content paint complying with SSPC-Paint 20 and compatible with paints specified to be used over it.

## 2.7 FABRICATION

- A. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch (1 mm) unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.
- B. Form work true to line and level with accurate angles and surfaces.
- C. Nonwelded Connections: Connect members with concealed mechanical fasteners and fittings. Fabricate members and fittings to produce flush, smooth, rigid, hairline joints.
- D. Form changes in direction by inserting prefabricated elbow fittings.
- E. Close exposed ends of railing members with prefabricated end fittings.
- F. Brackets, Flanges, Fittings, and Anchors: Provide brackets, flanges, miscellaneous fittings, and anchors to interconnect railing members to other work unless otherwise indicated.
- G. Woven-Wire Mesh Infill Panels: Fabricate infill panels from woven-wire mesh crimped into 1-by-1/2-by-1/8-inch (25-by-13-by-3-mm) metal channel frames. Make wire mesh and frames from same metal as railings in which they are installed.
- H. Toe Boards: Provide toe boards at railings around openings and at edge of open-sided roofs and platforms.

## 2.8 STEEL AND IRON FINISHES

- A. Comply with ASTM A123/A123M for hot-dip galvanized railings and hardware.
- B. Powder-Coat Finish: Comply with coating manufacturer's written instructions for cleaning, conversion coating, and applying and baking finish.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions, and other conditions affecting performance of the Work.
- B. Verify that roof assembly is sound, dry, smooth, clean, sloped for drainage, securely anchored and ready for placement of fall protection.

- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Prepare surfaces using the methods recommended by the manufacturer for the substrate, under the project conditions.

### 3.3 INSTALLATION

- A. Install fall protection to comply with requirements of 29 CFR 1910.28 and 1910.29, and authorities having jurisdiction.

- B. Install fall protection in accordance with manufacturer's written instructions.

- C. Set fall protection components accurately in location, alignment, and elevation; measured from established lines and levels and free of rack.

- 1. Do not weld, cut, or abrade surfaces of components that are coated or finished after fabrication and that are intended for field connection by mechanical or other means without further cutting or fitting.

- 2. Set components plumb within a tolerance of 1/8 inch in 3 feet (4 mm in 1 m).

- 3. Align horizontal members so variations from level for horizontal members and variations from parallel with rake of steps and ramps for sloping members do not exceed 1/4 inch in 12 feet (6 mm in 3.5 m).

- D. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

- E. Coordinate review of installation by Owner's safety director or designated representative prior to turnover to Owner.

### 3.4 FIELD QUALITY CONTROL

- A. Testing Agency: Contractor shall engage a qualified testing agency to perform tests and inspections and to prepare test reports.

- B. Extent and Testing Methodology: Testing agency will randomly select completed railing assemblies for testing that are representative of different railing designs and conditions in the completed Work. Test railings according to ASTM E894 and ASTM E935 for compliance with performance requirements.

- C. Remove and replace railings where test results indicate that they do not comply with specified requirements unless they can be repaired in a manner satisfactory to Owner's Consultant and comply with specified requirements.

- D. Perform additional testing and inspecting, at Contractor's expense, to determine compliance of replaced or additional work with specified requirements.

3.5 REPAIR AND CLEANING

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.
  - 1. Touchup Painting: Immediately after erection, clean bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop painting to comply with SSPC-PA 1 requirements for touching up shop-painted surfaces.
  - 2. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas, and repair galvanizing to comply with ASTM A780/A780M.
  - 3. Replace components that have been damaged or that cannot be successfully repaired by finish touchup or similar minor repair procedures.

END OF SECTION 112429.02