

SECTION 07 54 23 - THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Adhered thermoplastic polyolefin (TPO) roofing system.
 - 2. Self-adhering, thermoplastic polyolefin (TPO) roofing system (Contractor's option).
 - 3. Roof insulation.
 - 4. Cover board.
 - 5. Walkways.
- B. Section includes installation of sound-absorbing insulation strips in ribs of roof deck. Sound-absorbing insulation strips are furnished under Division 05 Section "Steel Decking."
- C. Related Requirements:
 - 1. Division 06 Section "Rough Carpentry" for wood nailers, curbs, and blocking; and for wood-based, structural-use roof deck panels.
 - 2. Division 07 Section "Sheet Metal Flashing and Trim" for metal roof flashings and counterflashings.
 - 3. Division 07 Section "Roof Specialties" for premanufactured copings, and roof edge flashings, roof drains, reglets, and counterflashings.
 - 4. Division 07 Section "Joint Sealants" for joint sealants, joint fillers, and joint preparation.

1.3 DEFINITIONS

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

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: Include roof plans, sections, details, and attachments to other work, including the following:
 - 1. Layout and thickness of insulation.
 - 2. Base flashings and membrane termination details.
 - 3. Flashing details at penetrations.
 - 4. Tapered insulation layout, thickness, and slopes.
 - 5. Roof plan showing orientation of steel roof deck and orientation of roof membrane, fastening spacings, and patterns for mechanically fastened roofing system.

6. Insulation fastening patterns for corner, perimeter, and field-of-roof locations.

C. Samples for Verification: For the following products:

1. Roof membrane and flashings, of color required.
2. Walkway pads or rolls, of color required.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer and manufacturer. Provide documentation on manufacturer's letterhead immediately after submission of Bid indicating compliance with manufacturer's ratings indicated in "Quality Assurance" section of this specification.
- B. Manufacturer Certificates:
 1. Special Warranty Certificate: Signed by roof membrane manufacturer, certifying that all materials supplied under this Section are acceptable for special warranty.
- C. Field quality-control reports.
- D. Sample Warranties: For manufacturer's special warranties.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For roofing system to include in maintenance manuals.
- B. Executed project warranties.
- C. Certified statement from existing roof membrane manufacturer stating that existing roof warranty has not been affected by Work performed under this Section.

1.7 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer that is UL listed for roofing system identical to that used for this Project.
- B. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty. Installer shall be rated as follows by the roofing manufacturer:
 1. Elevate™: Quality Incidence Rating (QIR) of 1.0 or less for the last three calendar years.

1.8 PREINSTALLATION MEETINGS

- A. Preinstallation Roofing Conference: Conduct conference at Project site.
 1. Meet with Owner, Architect, roofing Installer, roofing system manufacturer's representative, deck Installer, and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.
 2. Review methods and procedures related to roofing installation, including manufacturer's written instructions.

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3. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
 4. Examine deck substrate conditions and finishes for compliance with requirements, including flatness and fastening.
 5. Review structural loading limitations of roof deck during and after roofing.
 6. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that affects roofing system.
 7. Review governing regulations and requirements for insurance and certificates if applicable.
 8. Review temporary protection requirements for roofing system during and after installation.
 9. Review roof observation and repair procedures after roofing installation.
 10. Review interim and final inspection requirements.
- B. Preinstallation conference shall be held in conjunction with the Preinstallation conferences for other building envelope materials in order to coordinate the transitions of each material to ensure a continuous air barrier is maintained within the building envelope. Contractor shall review the requirements of the International Energy Conservation Code section C402.5 during the meeting.
- 1.9 DELIVERY, STORAGE, AND HANDLING
- A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.
- B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.
1. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.
- C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.
- D. Handle and store roofing materials, and place equipment in a manner to avoid permanent deflection of deck.
- 1.10 FIELD CONDITIONS
- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.
- 1.11 WARRANTY
- A. Special Manufacturer's Warranty: Manufacturer's total roofing system warranty in which the manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period.
1. Special warranty includes roof membrane, base flashings, roof insulation, fasteners, cover boards, vapor retarder, and other components of roofing system.
 2. Warranty Period: 30 years from date of Substantial Completion.
 3. Wind Speed: 72 mph at roof level.

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- B. Special Installer's Project Warranty: Submit roofing Installer's warranty, signed by Installer, covering the Work of this Section, including all components of roofing system such as roof membrane, base flashing, roof insulation, fasteners, cover boards, and walkway products, and certifying that damaged building materials such as ceiling tiles, gypsum board, painted finishes, etc., damaged by roof leaks will be restored or replaced to the satisfaction of the Owner for the following warranty period:

1. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. General Performance: Installed roofing system and flashings shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roof system and flashings shall remain watertight.
1. Accelerated Weathering: Roof membrane shall withstand 2000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.
 2. Impact Resistance: Roof membrane shall resist impact damage when tested according to ASTM D3746, ASTM D4272, or the "Resistance to Foot Traffic Test" in FM Approvals 4470.
- B. Material Compatibility: Roofing materials shall be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roof membrane manufacturer based on testing and field experience.
- C. Exterior Fire-Test Exposure: ASTM E108 or UL 790, Class A; for application and roof slopes indicated; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

2.2 THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

- A. TPO Sheet: ASTM D6878/D6878M, internally fabric- or scrim-reinforced, self-adhering (Contractor's option) TPO sheet.
- B. Basis of Design: Subject to compliance with requirements, Thermoplastic Polyolefin Roofing incorporated into the project shall be based on products as follows:
1. Elevate; "Ultra Ply TPO or TPO SA (Contractor's option)" **"SA"**.
 2. Source Limitations: Obtain components for roofing system from roof membrane manufacturer or manufacturers approved by roof membrane manufacturer who the manufacturer will warrant as part of the roofing system warranty.
 3. Thickness: 80 mils, nominal.
 4. Exposed Face Color: Gray.

2.3 AUXILIARY ROOFING MATERIALS

- A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with other roofing components.

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- B. Sheet Flashing: Manufacturer's standard unreinforced TPO sheet flashing, 55 mils (min.) thick, minimum, of same color as TPO sheet.
- C. Prefabricated Pipe Flashings: As recommended by roof membrane manufacturer.
- D. Roof Vents: As recommended by roof membrane manufacturer.
 - 1. Size: Not less than 4-inch diameter.
- E. Bonding Adhesive: Manufacturer's standard.
- F. Metal Termination Bars: Manufacturer's standard, predrilled stainless steel or aluminum bars, approximately 1 by 1/8 inch thick; with anchors.
- G. Metal Battens: Manufacturer's standard, aluminum-zinc-alloy-coated or zinc-coated steel sheet, approximately 1 inch wide by 0.05 inch thick, prepunched.
- H. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roofing components to substrate, and acceptable to roofing system manufacturer.
- I. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.

2.4 ROOF INSULATION

- A. General: Preformed roof insulation boards manufactured or approved by TPO roof membrane manufacturer.
- B. Polyisocyanurate Board Insulation: ASTM C1289, Type II, Class 2, Grade 2, coated glass-fiber mat facer on both major surfaces.
 - 1. Basis of Design: Subject to compliance with requirements, Polyisocyanurate Board Insulation incorporated into the project shall be based on products as follows:
 - a. Elevate; "ISOGARD CG Insulation."
 - 2. Compressive Strength: 20 psi.
- C. Tapered Insulation: Provide factory-tapered insulation boards.
 - 1. Material: Match roof insulation.
 - 2. Minimum Thickness: 1/4 inch.
 - 3. Slope:
 - a. Roof Field: 1/4 inch per foot unless otherwise indicated on Drawings.
 - b. Saddles and Crickets: 1/2 inch per foot unless otherwise indicated on Drawings.

2.5 INSULATION ACCESSORIES

- A. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatibility with other roofing system components.

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- B. Fasteners: Factory-coated steel fasteners with metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roof insulation and cover boards to substrate, and acceptable to roofing system manufacturer.
- C. Cover Board: Subject to compliance with requirements, Glass-Mat, Water-Resistant Gypsum Substrate or Coated Glass-Faced High Density Polyisocyanurate Board as follows:
 - 1. Glass-Mat, Water-Resistant Gypsum Substrate: ASTM C1177/C1177M.
 - a. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1) Georgia-Pacific Gypsum LLC; "DensDeck Prime."
 - 2) USG Corporation; "Secure Rock Glass-Mat Roof Board Primed."
 - b. Thickness: 1/4 inch.
 - c. Surface Finish: Factory primed.
 - 2. Coated Glass-Faced High Density Polyisocyanurate Board: ASTM C1289 Type II, Class 4, Grade 1, 1/2-inch-thick polyisocyanurate, with a minimum compressive strength of 80 psi.
 - a. Basis of Design: Subject to compliance with requirements, Coated Glass Fiber High Density Polyisocyanurate Board incorporated into the project shall be based on products as follows:
 - 1) Elevate; "ISOgard HD."

2.6 WALKWAYS

- A. Crossgrip Walkways: Factory-formed, heavy-duty, split-resisting walkway pads with directional ribs.
 - 1. Basis of Design: Subject to compliance with requirements, crossgrip walkway incorporated into the project shall be based on products as follows:
 - a. Elevate; "X-Tred Walkway Pad."

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.
 - 1. Verify that roof openings and penetrations are in place, curbs are set and braced, and roof-drain bodies are securely clamped in place.
 - 2. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
 - 3. Verify that surface plane flatness and fastening of steel roof deck complies with requirements in Division 05 Section "Steel Decking."
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

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

3.3 INSTALLATION OF ROOFING, GENERAL

- A. Install roofing system in strict accordance with roofing system manufacturer's written instructions and warranty requirements.
- B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at end of workday or when rain is forecast. Remove and discard temporary seals before beginning Work on adjoining roofing.
- C. Install roof membrane and auxiliary materials to tie in to existing roofing to maintain weathertightness of transition[and to not void warranty for existing roofing system].

3.4 INSTALLATION OF INSULATION

- A. Coordinate installing roofing system components so insulation is not exposed to precipitation or left exposed at end of workday. Install a night seal sufficient to seal and divert water from seam between new and existing roof at the end of each workday.
- B. Comply with roofing system and roof insulation manufacturer's written instructions for installing roof insulation.
- C. Installation Over Metal Decking:
 - 1. Install base layer of insulation with joints staggered not less than 24 inches in adjacent rows and with long joints continuous at right angle to flutes of decking.
 - a. Locate end joints over crests of decking.
 - b. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
 - c. Make joints between adjacent insulation boards not more than 1/4 inch in width.
 - d. At internal roof drains, slope insulation to create a square drain sump with each side equal to the diameter of the drain bowl plus 24 inches.
 - 1) Trim insulation so that water flow is unrestricted.
 - e. Fill gaps exceeding 1/4 inch with insulation.
 - f. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
- 2. Install upper layers of insulation and tapered insulation with joints of each layer offset not less than 12 inches from previous layer of insulation. Trim insulation and fill gaps as indicated for base insulation layer.
 - a. Install with long joints continuous and with end joints staggered not less than 12 inches in adjacent rows.

3.5 INSTALLATION OF COVER BOARDS

- A. Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches in each direction.
 - 1. Trim cover board neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
 - 2. At internal roof drains, conform to slope of drain sump.
 - a. Trim cover board so that water flow is unrestricted.
 - 3. Cut and fit cover board tight to nailers, projections, and penetrations.

3.6 INSTALLATION OF ADHERED ROOFING

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

3.7 INSTALLATION OF SELF-ADHERING ROOFING

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

- D. Accurately align roof membrane, and maintain uniform side and end laps of minimum dimensions required by manufacturer.
 - 1. Stagger end laps.
- E. Fold roof membrane to expose half of sheet width's bottom surface.
 - 1. Remove release liner on exposed half of sheet.
 - 2. Roll roof membrane over substrate while avoiding wrinkles.
- F. Fold remaining half of roof membrane to expose bottom surface.
 - 1. Remove release liner on exposed half of sheet.
 - 2. Roll roof membrane over substrate while avoiding wrinkles.
- G. In addition to adhering, mechanically fasten roof membrane securely at terminations, penetrations, and perimeter of roofing.
- H. Apply roof membrane with side laps shingled with slope of roof deck where possible.
- I. Seams: Clean seam areas, overlap roof membrane, and hot-air weld side and end laps of roof membrane and sheet flashings, to ensure a watertight seam installation.
 - 1. Test lap edges with probe to verify seam weld continuity.
 - 2. Apply lap sealant to seal cut edges of roof membrane and flashing sheet.
 - 3. Repair tears, voids, and lapped seams in roof membrane that do not comply with requirements.
- J. Spread sealant bed over deck-drain flange at roof drains, and securely seal roof membrane in place with clamping ring.

3.8 INSTALLATION OF BASE FLASHING

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

3.9 INSTALLATION OF WALKWAYS

- A. Walkways:
 - 1. Install walkways at the following locations:
 - a. Perimeter of each rooftop unit.

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- b. Between each rooftop unit location, creating a continuous path connecting rooftop unit locations.
 - c. Between each roof hatch and each rooftop unit location or path connecting rooftop unit locations.
 - d. Top and bottom of each roof access ladder.
 - e. Between each roof access ladder and each rooftop unit location or path connecting rooftop unit locations.
 - f. Locations indicated on Drawings.
 - g. As required by roof membrane manufacturer's warranty requirements.
2. Provide 6-inch clearance between adjoining pads.
3. Heat weld to substrate or adhere walkway products to substrate with compatible adhesive according to roofing system manufacturer's written instructions.

3.10 FIELD QUALITY CONTROL

- A. Seams shall be probed daily by roofer. Repair seams not continuous immediately.
- B. Interim Roof Inspections: Arrange for roofing system manufacturer's technical personnel to inspect roofing as installation is ongoing. Interim inspections shall occur no less than every three weeks.
 1. Provide inspection reports to Architect.
- C. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion, in presence of Architect, and to prepare inspection report.
 1. Notify Architect 48 hours in advance of inspection
- D. Bubbles, wrinkles, cheeking, etc., will not be accepted. These areas shall be removed and replaced at no additional cost to the Owner.
- E. Repair or remove and replace components of roofing system where inspections indicate that they do not comply with specified requirements.
- F. Additional testing and inspecting, at Contractor's expense, shall be performed to determine if replaced or additional work complies with specified requirements.

3.11 PROTECTING AND CLEANING

- A. Protect roofing system from damage and wear during remainder of construction period. When remaining construction does not affect or endanger roofing system, inspect roofing system for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.
- B. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- C. Do not allow construction materials to be stored or staged on the finished roof.

END OF SECTION 07 54 23