

## SECTION 07 54 23 – THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

### PART 1 – GENERAL

12-144

#### 1.1 SUMMARY

- A. Section Includes:
1. Infrared scoping of existing roof and replacement of damaged insulation
  2. Demolition of existing roof systems
  3. Roof insulation and cover board installation
  4. Roof membrane installation
  5. Coping and gutter replacement
  6. EPDM seam sealing

#### 1.3 DEFINITIONS

- A. TPO: Thermoplastic polyolefin.
- B. Roofing Terminology: See ASTM D 1079 and glossary in NRCA's "The NRCA Roofing and Waterproofing Manual" for definitions of terms related to roofing work in this Section.

#### 1.4 PERFORMANCE REQUIREMENTS

- A. General Performance: Installed membrane roofing and base flashings shall withstand specified pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Membrane roofing and base flashing shall remain watertight.
- B. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by membrane roofing manufacturer based on testing and field experience.
- C. Roofing System Design: Provide membrane roofing system that is identical to systems that have been successfully tested by a qualified testing and inspecting agency to resist uplift pressure calculated according to ASCE/SEI 7.
1. Design Uplift Pressure: The uplift pressure, calculated according to procedures in SPRI's "Wind Load Design Guide for Fully Adhered and Mechanically Fastened Roofing Systems," before multiplication

by a safety factor. Include design calculations with shop drawing submittal.

- D. FM Approvals Listing: Provide membrane roofing, base flashings, and component materials that comply with requirements in FM Approvals 4450 and FM Approvals 4470 as part of a membrane roofing system, and that are listed in FM Approvals' "RoofNav" for Class 1 or noncombustible construction, as applicable. Identify materials with FM Approvals markings.
  - 1. Fire/Windstorm Classification: Class 1A-90.
  - 2. Hail Resistance: MH.
- E. Energy Performance: Provide roofing system with initial Solar Reflectance Index not less than 78 when calculated according to ASTM E 1980, based on testing identical products by a qualified testing agency.
- F. Energy Performance: Provide roofing system that is listed on the DOE's ENERGY STAR "Roof Products Qualified Product List" for low-slope roof products.
- G. Energy Performance: Provide roofing system with initial solar reflectance not less than 0.70 and emissivity not less than 0.75 when tested according to CRRC-1.

## 1.5 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: For roofing system. Include plans, elevations, sections, details, and attachments to other work.
  - 1. Base flashings and membrane terminations.
  - 2. Tapered insulation, including slopes.
  - 3. Roof plan showing orientation of steel rock deck and orientation of membrane roofing and fastening spacings and patterns for mechanically fastened membrane roofing.
  - 4. Insulation fastening patterns for corner, perimeter, and field-of-roof locations.
- C. Samples for Verification: For the following products:
  - 1. Sheet roofing, of color specified, including T-shaped side and end lap seam.
  - 2. Roof insulation.
  - 3. Walkway pad or rolls.

4. Metal termination bars.
  5. Battens.
  6. Three insulation fasteners of each type, length, and finish.
  7. Three roof cover fasteners of each type, length, and finish.
- D. Qualification Data: For qualified Installer and manufacturer.
- E. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with requirements specified in "Performance Requirements" Article.
1. Submit evidence of compliance with performance requirements.
- F. Product Test Reports: Based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified testing agency, for components of membrane roofing system.
- G. Field quality-control reports.
- H. Maintenance Data: For roofing system to include in maintenance manuals.
- I. Warranties: Sample of special warranties.

## 1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer that is FM approved for membrane roofing system identical to that used for this Project.
- B. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by membrane roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.
- C. Source Limitations: Obtain components including roof insulation, fasteners for membrane roofing system from same manufacturer as membrane roofing or approved by membrane roofing manufacturer.
- D. Preinstallation Roofing Conference: Conduct conference at Project site.
1. Meet with Owner, Architect, Owner's insurer if applicable, testing and inspecting agency representative, roofing installer, roofing system manufacturer's representative, deck installer, and installer whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.

2. Review methods and procedures related to roofing installation, including manufacturer's written instructions.
3. Review and finalize construction schedule and verify availability of materials, installer's personnel, equipment, and facilities needed to make progress and avoid delays.
4. 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 will affect roofing system.
7. Review governing regulations and requirements for insurance and certificates if applicable.
8. Review temporary protections requirements for roofing system during and after installation.
9. Review roof observation and repair procedures after roof installation.

#### 1.7 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 locations 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 self 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.

#### 1.8 PROJECT 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.

## 1.9 WARRANTY

- A. Special Warranty: Manufacturer's standard or customized form, without monetary limitation, in which manufacturer agrees to repair or replace components of membrane roofing system that fail in materials or workmanship within specified warranty period.
  - 1. Special warranty includes membrane roofing, base flashings, roof insulation, fasteners, cover boards, roofing accessories, and other components of membrane roofing system.
  - 2. Warranty Period: 20 years from date of Substantial Completion.

## PART 2 – PRODUCTS

### 2.1 TPO MEMBRANE ROOFING

- A. Fabric-Reinforced Thermoplastic Polyolefin Sheet: ASTM D 6878, ~~11A~~ internally fabric or scrim reinforced, uniform, flexible backed TPO sheet.
  - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. Carlisle SynTec Incorporated.
    - b. Firestone Building Products Company.
    - c. Versico Incorporated.
  - 2. Thickness: 60 mils, nominal.
  - 3. Exposed Face Color: White.

### 2.2 AUXILIARY MEMBRANE ROOFING MATERIALS

- A. General: Auxiliary membrane roofing materials recommended by roofing system manufacturer for intended use, and compatible with membrane roofing.
  - 1. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.
  - 2. Adhesives and sealants that are not on the exterior side of weather barrier shall comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24):

- a. Plastic Foam Adhesives: 50 g/L.
  - b. Gypsum Board and Panel Adhesives: 50 g/L.
  - c. Multipurpose Construction Adhesives: 70 g/L.
  - d. Fiberglass Adhesives: 80 g/L.
  - e. Contact Adhesives: 80 g/L.
  - f. Other Adhesives: 250 g/L.
  - g. Single-Ply Roof Membrane Sealants: 450 g/L.
  - h. Nonmembrane Roof Sealants: 300 g/L.
  - i. Sealant Primers for Nonporous Substrates: 250 g/L.
  - j. Sealant Primers for Porous Substrates: 775 g/L.
- B. Sheet Flashing: Manufacturer's standard unreinforced thermoplastic polyolefin sheet flashing 55 mils thick, minimum, of same color as sheet membrane.
  - C. Bonding Adhesive: Manufacturer's standard, water based.
  - D. Metal Termination Bars: Manufacturer's standard, predrilled stainless-steel or aluminum bars, approximately 1 by 1/8 inch thick: with anchors.
  - E. Metal Battens: Manufacturer's standard, aluminum-zinc-alloy-coated or zinc-coated steel sheet, approximately 1 inch wide by 0.05 inch thick, prepunched.
  - F. Fasteners: Factory-coated steel fasteners and metal or plastic plates, complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening membrane to substrate, and acceptable to membrane roofing system manufacturer.
  - G. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, performed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.

### 2.3 ROOF INSULATION

- A. General: Preformed roof insulation boards manufactured [or approved] by TPO membrane roofing manufacturer, selected from manufacturer's standard sizes suitable for application, of thicknesses indicated and that produce FM Approvals-approved roof insulation.
- B. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, Class 1, Grade 2, felt or glass-fiber mat facer on both major surfaces. Insulation used for the roof overlay will be 1 1/2" thick.

- C. Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of 1/2 inch per 12 inches unless otherwise indicated.
- D. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where required for proper drainage.
- E. An allowance of 300 square feet of insulation replacement will be included in the bid for the replacement of damaged, wet existing insulation. The insulation will be paid for at a unit cost per board foot of insulation both as an add and a deduct.

## 2.4 INSULATION ACCESSORIES

- A. General: Furnish roof insulation accessories recommended by insulation manufacturer for intended use and compatibility with membrane roofing.
- B. Fasteners: Factory-coated steel fasteners and 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. Full-Spread Applied Insulation Adhesive: Insulation manufacturer's recommended spray-applied, low-rise, two-component urethane adhesive formulated to attach roof insulation to substrate or to another insulation layer.
- D. Cover Board: ASTM C 1177/C 1177M, glass-mat, water-resistant gypsum substrate, 1/2 inch thick.
  - 1. Products: Subject to compliance with requirements, provide the following:
    - a. Georgia-Pacific Corporation: Dens Deck Prime.

## 2.5 COPINGS AND GUTTERS

- A. Copings: Manufactured coping system consisting of formed-metal coping cap in section lengths not exceeding 12 feet, concealed anchorage: corner units, end cap units, and concealed splice plates with same finish as coping caps.
  - 1. Manufacturers: Basis of Design product: subject to compliance with requirements, provide Metal-Era, Inc. – Perma-Tite Coping or comparable products by one of the following:

- a. Hickman Company, W. P.
  - b. MM Systems Corporation.
2. Coping-Cap Material: Formed aluminum, 0.063 inch thick.
    - a. Finish: Two-coat fluoropolymer.
    - b. Color: As selected by Architect from manufacturer's full range.
  3. Corners: Factory mitered and continuously welded.
  4. Special Fabrications: Radiussed sections.
  5. Coping-Cap Attachment Method: Snap-on, fabricated from coping-cap material.
  6. Snap-on-Coping Anchor Plates: Concealed, galvanized-steel sheet, 12 inches wide, with integral cleats.
  7. Face Leg Cleats: Concealed, continuous stainless steel.
- B. Gutters: Gutters will be commercial grade seamless gutters that match the existing gutters that are removed. Gutter installation will include all fasteners, connectors, etc necessary for a complete installation.

## PART 3 – EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with installer present, for compliance with the following requirements and other conditions affecting performance of roofing system:
1. Verify that roof openings and penetrations are in place and curbs are set and braced and that 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.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Perform an infrared roof analysis of the existing office roof to locate areas of wet, damaged insulation. Replace insulation in all located areas by cutting through roof membrane and replacing insulation from existing deck

up to the level of the existing roof. Infrared analysis will be done by an independent licensed consultant.

- B. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections. Cut and remove all wrinkled roof membrane so the new roof system lays on a flat surface.
- C. 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.
- D. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.
- E. Raise existing coping around the office roof as required so that the coping is a minimum of 6" above new roof elevation. Also include raising all roof drains so that they are at the correct elevation.

### 3.3 INSULATION INSTALLATION

- A. Coordinate installing membrane roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday.
- B. Comply with membrane roofing system and insulation manufacturer's written instructions for installing roof insulation.
- C. Install tapered insulation under area of roofing to conform to slopes indicated.
- D. Install insulation under area of roofing to achieve required thickness. Where overall insulation thickness is 2.7 inches or greater, install two or more layers with joints of each succeeding layer staggered from joints of previous layer a minimum of 6 inches in each direction.
  - 1. Where installing composite and noncomposite insulation in two or more layers, install noncomposite board insulation for bottom layer and intermediate layers, if applicable, and install composite board insulation for top layer.

- E. Trim surface of insulation where necessary at roof drains so completed surface is flush and does not restrict flow of water.
- F. Install insulation with long joints of insulation in a continuous straight line with end joints staggered between rows, abutting edges and ends between boards. Fill gaps exceeding 1/4 inch with insulation.
  - 1. Cut and fit insulation within 1/4 inch of nailers, projections and penetrations.
- G. Mechanically Fastened and Adhered Insulation: Install each layer of insulation and secure first layer of insulation to deck using mechanical fasteners specifically designed and sized for fastening specified board-type roof insulation to deck type.
  - 1. Fasten first layer of insulation according to requirements in FM Approvals' "RoofNav" for specified Windstorm Resistance Classification.
  - 2. Fasten first layer of insulation to resist uplift pressure at corners, perimeter, and field of roof.
- H. 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. Loosely butt cover boards together and fasten to roof deck.
  - 1. Fasten cover boards according to requirements in FM Approvals' "RoofNav" for specified Windstorm Resistance Classification.
  - 2. Fasten cover boards to resist uplift pressure at corners, perimeter, and field of roof.

#### 3.4 MEMBRANE PLACEMENT AND ATTACHMENT (Fully Adhered)

- A. Position membrane over the acceptable substrate. Fold membrane sheet back lengthwise so half of the underside of the membrane is exposed.
- B. Apply bonding adhesive in accordance with the manufacturer's published instructions, to the exposed underside of the membrane and the corresponding substrate area. Do not apply bonding adhesive along the splice edge of the membrane to be hot air welded over the adjoining sheet. Allow the adhesive to dry until it is tacky but will not string or stick to a dry finger touch.
  - 1. Roll the coated membrane into the coated substrate while avoiding wrinkles. Brush down the bonded section of the membrane sheet immediately after rolling the membrane into the adhesive with a soft bristle push broom to achieve maximum contact.

2. Fold back the unbonded half of the sheet lengthwise and repeat the bonding procedures.
- C. Position adjoining sheets to allow a minimum overlap of 2 inches.
- D. Hot-air weld the membrane sheets using the Automatic Hot Air Welding Machine or Hot Air Hand Welder in accordance with the manufacturer's hot air welding procedures.
- E. Continue to install adjoining membrane sheets in the same manner, overlapping edges a minimum of 2 inches and complete the bonding procedures as stated previously

### 3.5 BASE FLASHING INSTALLATION

- A. Install sheet flashing and preformed flashing accessories and adhere to substrates according to membrane 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.

### 3.6 COPING INSTALLATION

- A. Install cleats, anchor plates, and other anchoring and attachment accessories and devices with concealed fasteners.
- B. Anchor copings to meet performance requirements.
  1. Interlock face and back leg drip edges of snap-on coping cap into cleated anchor plates anchored to substrate at manufacturer's required spacing that meets performance requirements.
  2. Interlock face leg drip edge into continuous clean anchored to substrate at manufacturer's required spacing that meets performance requirements. Anchor back leg of coping with screw

fasteners and elastomeric washers at manufacturer's required spacing that meets performance requirements.

### 3.7 FIELD QUALITY CONTROL

- A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.
- B. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion.
- C. Repair or remove and replace components of membrane roofing system where inspections indicate that they do not comply with specified requirements.
- D. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

### 3.8 PROTECTING AND CLEANING

- A. Protect membrane roofing system from damage and wear during remainder of construction period. When remaining construction will not affect or endanger roofing, inspect roofing 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 membrane roofing system that does not comply with requirements: repair substrates; and repair or reinstall membrane roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

### 3.9 ROOFING INSTALLER'S WARRANTY

A. WHEREAS <Insert name > of <Insert address > herein called the "Roofing Installer" , has performed roofing and associated work ("work") on the following project:

- 1. Owner: < Insert name of Owner >.
- 2. Address: <Insert address>.

3. Building Name/Type: <Insert information >.
4. Address: <Insert address >.
5. Area of Work: <Insert information >.
6. Acceptance Date: <Insert date >.
7. Warranty Period: <Insert time >.
8. Expiration Date: <Insert date >.

B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated warranty period.

C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period he will, at his own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.

D. This Warranty is made subject to the following terms and conditions:

1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:
  - a. Lightening;
  - b. Peak gust wind speed exceeding < Insert wind speed > mph;
  - c. Fire;
  - d. Failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
  - e. Faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
  - f. Vapor condensation on bottom of roofing; and
  - g. Activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.
2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.

3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
4. During Warranty period, if Owner allows alteration of work by anyone other than Roofing installer, including cutting, patching, and maintenance in connections with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.
5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.
6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

E. IN WITNESS THEREOF, this instrument has been duly executed this <Insert day > day of < Insert month >, < Insert year >.

1. Authorized Signature: < Insert signature >.
2. Name: < Insert name >.
3. Title: < Insert title >.