

07 00 00 - THERMAL AND MOISTURE PROTECTION

**SECTIONS INCLUDED:**

07 30 00 – STEEP SLOPE ROOFING

07 50 00 – MEMBRANE ROOFING

07 60 00 – FLASHING AND SHEETMETAL

07 70 00 – ROOF AND WALL SPECIALTIES AND ACCESSORIES

**07 30 00 – STEEP SLOPE ROOFING**

- Sloped roofs shall generally be standard weight concrete tile
- Sloped tile roofs require snow retention systems

**07 50 00 – MEMBRANE ROOFING**

**ROOFING**

- The preferred roofing system for flat roofs is a single ply EPDM (60 or 90 mil) roofing system.
- Warranties for flat roof systems shall be a minimum of 20 years with an option for up to 25 years with 90 mil, seam taped systems. Provide 20 year manufacturers written warranty covering the material and labor in a leak free state at a no-dollar limit. First 2 years are provided by the installing contractor with the remaining 18 years by the manufacturer. The manufacturer is to be the sole point of contact with surety covering contractor failure in first 2 years.
- Where hot asphalt is used for either built up roofing or for an insulation adhesive, use “low odor / low fume” products with an afterburners on all heating equipment.
- All flat roofs shall be designed with a tapered insulation system.
- All roofs shall have walk ways or pavers installed to allow access to equipment.
- Provide walk out access or roof hatch to at least one roof level. Provide fixed ladders to all other roof levels.
- All proposed roofing systems and details shall be submitted to Facilities Management for review.

- Roof curbs shall be a minimum of 12 inches above the finished roofing membrane.
- All roofing systems shall be guaranteed a minimum of 5 years by the installing contractor and 15 years by the manufacturer.

## **07 60 00 – FLASHING AND SHEETMETAL**

### **SHEET METAL and FLASHING**

- Scuppers, down spouts and drains shall be designed so that water does not run down the walls or across sidewalks.
- All sheet metal products used for gutters, down spouts and flashings shall be pre-finished. Do not specify field painting.
- Down spouts shall be open face design. Interior of open face down spout shall also be pre-finished to match selected downspout color. The lower 3' and all changes of direction shall be closed.

## **07 70 00 – ROOF AND WALL SPECIALTIES AND ACCESSORIES**

### **ROOF DRAINAGE**

- Where possible, roof drain lines should be piped to the storm sewer system.
- Downspouts or roof drain lines may discharge to the site only where adequate drainage away from the building is provided. Provide splash blocks.
- Do not allow discharge from downspouts or scuppers to run down the face of the building or across sidewalks.