

SECTION 075423 - THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Self-adhering thermoplastic polyolefin (TPO) roofing system.
2. Accessory roofing materials.
3. Roof insulation.
4. Insulation accessories and 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 Section 053100 "Steel Decking."

C. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood nailers, curbs, and blocking; and for wood-based, structural-use roof deck panels.
2. Section 061600 "Sheathing" for wood-based, structural-use roof deck panels.
3. Section 072100 "Thermal Insulation" for insulation beneath the roof deck.
4. Section 076200 "Sheet Metal Flashing and Trim" for metal roof flashings and counterflashings.
5. Section 077100 "Roof Specialties" for manufactured copings and roof edge flashings.
6. Section 079200 "Joint Sealants" for joint sealants, joint fillers, and joint preparation.
7. Section 221423 "Storm Drainage Piping Specialties" for roof drains.

1.2 INFORMATIONAL SUBMITTALS

A. Sample Warranties: For manufacturer's special warranties.

1.3 CLOSEOUT SUBMITTALS

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

1.4 QUALITY ASSURANCE

A. Qualifications:

1. Installers: 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.

1.5 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.

#### 1.6 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.

#### 1.7 WARRANTY

- A. Special Warranty: 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, and other components of roofing system.
  - 2. Warranty Period: 20 years from date of Substantial Completion.
- B. Special Project Warranty: Submit roofing Installer's warranty, on warranty form at end of this Section, 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, roof pavers, and, 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 to 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 to remain watertight.
  - 1. Accelerated Weathering: Roof to withstand 2000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.
  - 2. Impact Resistance: Roof membrane to 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 to 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. SPRI's Directory of Roof Assemblies Listing: Roof membrane, base flashings, and component materials comply with requirements in FM Approvals 4450 or FM Approvals 4470 as part of a roofing system, and are listed in SPRI's Directory of Roof Assemblies for roof assembly identical for that specified for this Project.
  - 1. Wind Uplift Load Capacity: 90 psf .
- D. Energy Performance: Roofing system to have an initial solar reflectance of not less than 0.70 and an emissivity of not less than 0.75 when tested in accordance with ANSI/CRRC S100.

#### 2.2 THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

- A. TPO Sheet: ASTM D6878/D6878M, internally fabric- or scrim-reinforced, self-adhering TPO sheet.
  - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

- a. Carlisle Syntec Systems.
- b. Firestone Building Products.
- c. Johns Manville; a Berkshire Hathaway company.
2. Source Limitations: Obtain components for roofing system from roof membrane manufacturer .
3. Thickness: 60 mils , nominal.
4. Exposed Face Color: White .

### 2.3 ACCESSORY ROOFING MATERIALS

- A. General: Accessory materials recommended by roofing system manufacturer for intended use and compatible with other roofing components.
  1. Adhesive and Sealants: Comply with VOC limits of authorities having jurisdiction.
- B. Sheet Flashing: Manufacturer's standard unreinforced TPO sheet flashing,
- C. Prefabricated Pipe Flashings: As recommended by roof membrane manufacturer.
- D. Bonding Adhesive: Manufacturer's standard.
- E. Slip Sheet: Manufacturer's standard, of thickness required for application.
- F. Metal Termination Bars: Manufacturer's standard, predrilled stainless steel or aluminum bars, approximately 1 by 1/8 inch thick; with anchors.
- G. 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.
- H. 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 by TPO roof membrane manufacturer .
- B. Polyisocyanurate Board Insulation: ASTM C1289, Type II, Class 1, Grade 2 , felt or glass-fiber mat facer on both major surfaces.
  1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Carlisle Syntec Systems.
    - b. Firestone Building Products.
  2. Compressive Strength: 20 psi .
  3. Size: 48 by 96 inches.
  4. Thickness:
    - a. Base Layer: 3 1/2 inches
- 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 AND COVER BOARD

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

- 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 to substrate, and acceptable to roofing system manufacturer.
- C. Polyisocyanurate Insulation Cover Board: ASTM C1289 Type II, Class 4, Grade 1, 1/2 inch thick, with a minimum compressive strength of 100 psi.

## 2.6 WALKWAYS

- A. Flexible Walkways: Factory-formed, nonporous, heavy-duty, slip-resisting, surface-textured walkway pads , approximately 3/16 inch thick and acceptable to roofing system manufacturer.
  - 1. Size: Approximately 36 by 60 inches.
  - 2. Color: Contrasting with roof membrane.

## 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 Section 053100 "Steel Decking."
  - 4. Verify that minimum concrete drying period recommended by roofing system manufacturer has passed.
  - 5. Verify that concrete substrate is visibly dry and free of moisture, and that minimum concrete internal relative humidity is not more than 75 percent, or as recommended by roofing system manufacturer, when tested according to ASTM F2170.
    - a. Test Frequency: One test probe per each 1000 sq. ft. , or portion thereof, of roof deck, with not less than three tests probes.
    - b. Submit test reports within 24 hours after performing tests.
  - 6. Verify that concrete-curing compounds that will impair adhesion of roofing components to roof deck have been removed.
  - 7. Verify that joints in precast concrete roof decks have been grouted flush with top of concrete.
  - 8. Verify that minimum curing period recommended by roofing system manufacturer for lightweight insulating concrete roof decks has passed.
  - 9. Verify any damaged sections of cementitious wood-fiber decks have been repaired or replaced.
  - 10. Verify adjacent cementitious wood-fiber panels are vertically aligned to within 1/8 inch at top surface.
- 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.
- C. Perform fastener-pullout tests according to roof system manufacturer's written instructions.
  - 1. Submit test result within 24 hours after performing tests.
    - a. Include manufacturer's requirements for any revision to previously submitted fastener patterns required to achieve specified wind uplift requirements.
- D. Install sound-absorbing insulation strips according to acoustical roof deck manufacturer's written instructions.

### 3.3 INSTALLATION OF ROOFING, GENERAL

- A. Install roofing system according to roofing system manufacturer's written instructions, listed roof assembly requirements, and FM Global Property Loss Prevention Data Sheet 1-29.
- 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.

### 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.
- 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 .
    - a. Locate end joints over crests of decking.
    - b. 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.
    - c. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
    - d. Make joints between adjacent insulation boards not more than 1/4 inch in width.
    - e. 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.
    - f. Fill gaps exceeding 1/4 inch with insulation.
    - g. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
    - h. Loosely lay base layer of insulation units over substrate.
    - i. Mechanically attach base layer of insulation using mechanical fasteners specifically designed and sized for fastening specified board-type roof insulation to metal decks.
      - 1) Fasten insulation to resist specified uplift pressure at corners, perimeter, and field of roof.
  - 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.
    - a. Staggered end joints within each layer not less than 24 inches in adjacent rows.
    - b. Install with long joints continuous and with end joints staggered not less than 12 inches in adjacent rows.
    - c. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
    - d. Make joints between adjacent insulation boards not more than 1/4 inch in width.
    - e. 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.
    - f. Fill gaps exceeding 1/4 inch with insulation.
    - g. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
    - h. Loosely lay each layer of insulation units over substrate.
- D. Place thermal spacers and plates on insulation in required fastening patterns and secure in accordance with manufacturer's instructions.
  - 1. Install plates and fasteners tight and flat to substrate with no dimpling, and with fastener extending 1 inch minimum into roof deck; do not overdrive fasteners.

### 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.
  4. Loosely lay cover board over substrate.
- B. Place plates on insulation in required fastening patterns and secure in accordance with manufacturer's instructions.
1. Install plates and fasteners tight and flat to substrate with no dimpling, and with fastener extending 1 inch minimum into roof deck; do not overdrive fasteners.

### 3.6 INSTALLATION OF SELF-ADHERING ROOF MEMBRANE

- 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 [ **and Owner's testing and inspection agency**].
- 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. Verify field strength of seams a minimum of twice daily, and repair seam sample areas.
  4. 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.

### 3.7 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.

### 3.8 INSTALLATION OF WALKWAYS

- A. Flexible Walkways:
  - 1. Install flexible walkways at the following locations:
    - a. Between each roof hatch and each rooftop unit location or path connecting rooftop unit locations.
    - b. 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.

### 3.9 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. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 075423