
VersiGard® Design “B”

Loose Laid Ballasted

Form-Spec

July, 2019

Note to the User: Some text has been colored and underline so the specifier can customize a specification for a specific project. Other text (colored and underlined in parentheses) are notes to the specifier ONLY and should be deleted prior to completing specification. This information must be edited by the specifier to create a final draft of the project specification.

PART 1 GENERAL

1.01 DESCRIPTION

- A. The Project Name is located at Address in City and State. Name of Project Manager, Project Manager/Coordinator, is the Owner’s Representative and may be contacted regarding any questions or for a pre-bid job site inspection, phone Phone Number.
- B. The project consists of installing Versico’s Loose Laid Ballasted Roofing System as outlined below:

(choose the appropriate paragraph and delete remainder)

Apply the Ballasted EPDM Roofing System in conjunction with Insulation Type over the new Deck Type roof deck.

OR

Apply the Ballasted EPDM Roofing System in conjunction with Insulation Type over the existing Material Type roof.

OR

Apply the Ballasted EPDM Roofing System in conjunction with Insulation Type after tear off of the existing Material Type roof to expose the Deck Type for verification of suitable substrate as specified in this specification. Existing roofing membrane and insulation may be recycled contact Versico for details.

1.02 EXTENT OF WORK

- A. Provide all labor, material, tools, equipment, and supervision necessary to complete the installation of a VersiGard 45-mil, 60-mil, or 90-mil thick non-reinforced EPDM membrane Loose Laid Ballasted Roofing System including flashings and insulation as specified herein and as indicated on the drawings in accordance with the manufacturer’s most current specifications and details.
- B. The roofing contractor shall be fully knowledgeable of all requirements of the contract documents and shall make themselves aware of all job site conditions that will affect their work.
- C. The roofing contractor shall confirm all given information and advise the building owner, prior to bid, of any conflicts that will affect their cost proposal.

- D. Any contractor who intends to submit a bid using a roofing system other than the approved manufacturer must submit for pre-qualification in writing fourteen (14) days prior to the bid date. Any contractor who fails to submit all information as requested will be subject to rejection. Bids stating “as per plans and specs” will be unacceptable.

1.03 SUBMITTALS

- A. Prior to starting work, the roofing contractor must submit the following:
 - 1. Shop drawings showing layout, details of construction and identification of materials.
 - 2. Sample of the manufacturer’s Total Systems Warranty covering all components of the roofing system.
 - 3. Submit a letter of certification from the manufacturer which certifies the roofing contractor is authorized to install the manufacturer’s roofing system and lists foremen who have received training from the manufacturer along with the dates training was received.
 - 4. Submit a letter of certification from the manufacturer stating the size and weight of the required ballast are in accordance with ANSI (American National Standards Institute) ANSI/SPRI RP-4 (dated December 3, 2008) Wind Design Standard for Ballasted Single-Ply Roofing Systems.
 - 5. Certification of the manufacturer’s warranty reserve.
- B. Upon completion of the installed work, submit copies of the manufacturer’s final inspection report to the specifier prior to the issuance of the manufacturer’s warranty.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver materials to the job site in the manufacturer’s original, unopened containers or wrappings with the manufacturer’s name, brand name and installation instructions intact and legible. Deliver in sufficient quantity to permit work to continue without interruption.
- B. Comply with the manufacturer’s written instructions for proper material storage.
 - 1. Store materials, except membrane, between 60°F and 80°F in dry areas protected from water and direct sunlight. If exposed to lower temperature, restore to 60°F minimum temperature before using.
 - 2. Store materials containing solvents in dry, well ventilated spaces with proper fire and safety precautions. Keep lids on tight. Use before expiration of their shelf life.
- C. Insulation and underlayment products must be on pallets, off the ground and tightly covered with waterproof materials. Manufacturer’s wrap does not provide sufficient waterproofing. Insulation and underlayment products that become wet or saturated are to be discarded.
- D. Any materials which are found to be damaged shall be removed and replaced at the contractor’s expense.

1.05 WORK SEQUENCE

- A. Schedule and execute work to prevent leaks and excessive traffic on completed roof sections. Care should be exercised to provide protection for the interior of the building and to ensure water does not flow beneath any completed sections of the membrane system.
- B. Do not disrupt activities in occupied spaces.

1.06 USE OF THE PREMISES

- A. Before beginning work, the roofing contractor must secure approval from the building owner's representative for the following:
 - 1. Areas permitted for personnel parking.
 - 2. Access to the site.
 - 3. Areas permitted for storage of materials and debris.
 - 4. Areas permitted for the location of cranes, hoists and chutes for loading and unloading materials to and from the roof.
- B. Interior stairs or elevators may not be used for removing debris or delivering materials, except as authorized by the building superintendent.

1.07 EXISTING CONDITIONS

If discrepancies are discovered between the existing conditions and those noted on the drawings, immediately notify the owner's representative by phone and solicit the manufacturer's approval prior to commencing with the work. Necessary steps shall be taken to make the building watertight until the discrepancies are resolved.

1.08 PRE-CONSTRUCTION CONFERENCE

- A. A pre-bid meeting will be held at the job site on Date at Time. Contact the owner's representative, Name and Title, at Phone Number if there are any questions.
- B. Prior to bid submittal, the roofing contractor should schedule a job site inspection to observe actual conditions and verify all dimensions on the roof. The job site inspection may occur on the day of the pre-bid meeting or prior to such a meeting. Should access to the roof be necessary before or after the pre-bid meeting, the contractor must contact the owner's representative, Name and Title, at Phone Number to coordinate an appropriate time.
- C. Bids must be forwarded to the following address no later than Time on Date:

Name and Address
- D. Any conditions which are not shown on the shop drawings should be indicated on a copy of the shop drawing and included with bid submittal if necessary to clarify any conditions not shown.

1.09 TEMPORARY FACILITIES AND CONTROLS

- A. Temporary Utilities:
 - 1. Water, power for construction purposes and lighting are/are not available at the site and will/will not be made available to the roofing contractor.
 - 2. Provide all hoses, valves and connections for water from source designated by the owner when made available.
 - 3. When available, electrical power should be extended as required from the source. Provide all trailers, connections and fused disconnects.
- B. Temporary Sanitary Facilities

Sanitary facilities will not be available at the job site. The roofing contractor shall be responsible for the provision and maintenance of portable toilets or their equal.
- C. Building Site:

1. The roofing contractor shall use reasonable care and responsibility to protect the building and site against damages. The contractor shall be responsible for the correction of any damage incurred as a result of the performance of the contract.
2. The roofing contractor shall remove all construction debris from the job site in a timely and legally acceptable manner so as to not detract from the aesthetics or the functions of the building. [Tear off materials may be recycled, contact Nationwide Foam, Inc. (888) 820-2760 for details.]

D. Security:

Obey the owner's requirements for personnel identification, inspection and other security measures.

1.10 JOB SITE PROTECTION

- A. The roofing contractor shall adequately protect building, paved areas, service drives, lawn, shrubs, trees, etc. from damage while performing the required work. Provide canvas, boards and sheet metal (properly secured) as necessary for protection and remove protection material at completion. The contractor shall repair or be responsible for costs to repair all property damaged during the roofing application.
- B. During the roofing contractor's performance of the work, the building owner will continue to occupy the existing building. The contractor shall take precautions to prevent the spread of dust and debris, particularly where such material may sift into the building. The roofing contractor shall provide labor and materials to construct, maintain and remove necessary temporary enclosures to prevent dust or debris in the construction area(s) from entering the remainder of the building.
- C. Do not overload any portion of the building, either by use of or placement of equipment, storage of debris, or storage of materials.
- D. Protect against fire and flame spread. Maintain proper and adequate fire extinguishers.
- E. Take precautions to prevent drains from clogging during the roofing application. Remove debris at the completion of each day's work and clean drains, if required. At completion, test drains to ensure the system is free running and drains are watertight. Remove strainers and plug drains in areas **where work is in progress**. Install flags or other telltales on plugs. Remove plugs each night and screen drain.
- F. Store moisture susceptible materials above ground and protect with waterproof coverings.
- G. Remove all traces of piled bulk materials and return the job site to its original condition upon completion of the work.

1.11 SAFETY

The roofing contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable local, state and federal requirements that are safety related. **Safety shall be the responsibility of the roofing contractor.** All related personnel shall be instructed daily to be mindful of the full time requirement to maintain a safe environment for the facility's occupants including staff, visitors, customers and the occurrence of the general public on or near the site.

1.12 WORKMANSHIP

- A. Contractors installing new roof, flashing and related work shall be factory trained and approved by the manufacturer they are representing.
- B. All work shall be of highest quality and in strict accordance with the manufacturer's published specifications and to the building owner's satisfaction.
- C. There shall be a supervisor on the job site at all times while work is in progress.

- D. All field seams and flashing details are to be completed according to manufacturer's specifications and details by the end of each work day.

1.13 QUALITY ASSURANCE

- A. The VersiGard Non-Reinforced EPDM membrane roofing system must achieve a UL Class A rating.

- B. (choose the appropriate paragraph and delete remainder)

The specified roofing assembly must have been successfully tested by a qualified testing agency to resist the design uplift pressures calculated according to

International Building Code (IBC) and American Society of Civil Engineers (ASCE 7)
ANSI/SPRI RP-4 "Wind Design Standard For Ballasted Single-Ply Roofing Systems"

and after multiplying the results with a safety factor of (determined by designing professional).

(For projects insured by Factory Mutual, use the section below)

The specified roofing assembly must be rated by Factory Mutual Global (FMG) to meet or exceed the factored uplift pressures outlined in FMG Property Loss Prevention Data Sheet 1-28, and complies with FMG Property Loss Prevention Data Sheet 1-29 for enhancements at the perimeter and corners.

- C. The membrane must be manufactured by the material supplier. Manufacturer's supplying membrane made by others are not acceptable.
- D. The manufacturer must have a minimum of 20 years experience in the manufacturing of vulcanized thermal set sheeting.

OR

The manufacturer shall have domestic manufacturing experience commensurate with the term of warranty coverage of the products supplied.

- E. Unless otherwise noted in this specification, the roofing contractor must strictly comply with the manufacturer's current specifications and details.
- F. The roofing system must be installed by a contractor authorized and trained by the manufacturer in compliance with shop drawings as approved by the manufacturer. The roofing contractor shall be thoroughly experienced and upon request be able to provide evidence of having at least **five (5)** years successful experience installing single-ply EPDM roofing systems and having installed at least **one (1)** EPDM roofing application or several similar systems of equal or greater size within one year.

AND

The contractor shall, upon request, be able to document three (3) installations completed more than two years prior to issuance of the contract documents, utilizing components of the proposed manufacturer, that are comparable to those required for the work and similar in scope and complexity. Provide complete contact information, warranty history for previous installations and demonstrate in-service performance.

- G. Provide adequate number of experienced workmen regularly engaged in this type of work who are skilled in the application techniques of the materials specified. Provide at least one thoroughly trained and experienced superintendent on the job at all times roofing work is in progress.
- H. There shall be no deviations made from this specification or the approved shop drawings without the prior written approval of the specifier. Any deviation from the manufacturer's installation procedures must be supported by a written certification on the manufacturer's letterhead and presented for the specifier's consideration.

- I. Stormwater Retention Option may be considered for projects where the structure is able to sustain structural engineered verified live and dead loads.
 - 1. Moisture retention in excess of 45% can be achieved for a rainfall of 1” per 24 hour period with one layer of specified moisture retention mat.
 - 2. Moisture retention in excess of 65% can be achieved for a rainfall of 1” per 24 hour period with two layers of specified moisture retention mat.
- J. Cool Ballast Option has been incorporated into the approved CEC (California Energy Commission) Title 24 and it has been included in the ASHRAE 90.1 standard.
- K. Upon completion of the installation, the contractor shall arrange for an inspection to be made by a non-sales technical representative of the membrane manufacturer in order to identify any needed corrective repairs that will be required for warranty issuance. Notify the building owner seventy-two (72) hours prior to the manufacturer’s final inspection.
- L. Inspector shall be employed and trained by the manufacturer and have received product-specific training from the manufacturer of the products.
- M. The VersiGard EPDM Membrane exceeds 41,580 kJ/m² under Xenon-Arc UV Light testing used for testing “Resistance to Outdoor (Ultraviolet) Weathering.” (ASTM D 4637 Specification requires a 7560 kJ/m² minimum total radiant exposure at 70 W/m² irradiance at 176°F black panel temperature to pass.)The membrane shows no visible signs of cracking or crazing.
- N. The VersiGard EPDM Membrane achieves a zero (no growth) rating in the ASTM G21 test for fungi growth.

1.14 JOB CONDITIONS, CAUTIONS AND WARNINGS

Refer to Versico’s VersiGard Roofing System specification for General Job Site Considerations.

- A. Safety Data Sheets (SDS) must be on location at all times during the transportation, storage and application of materials.
- B. When positioning membrane sheets, exercise care to locate all field splices away from low spots and out of drain sumps. All field splices should be shingled to prevent bucking of water.
- C. When loading materials onto the roof, the Versico Authorized Roofing Contractor must comply with the requirements of the building owner to prevent overloading and possible disturbance to the building structure.
- D. Proceed with roofing work only when weather conditions are in compliance with the manufacturer’s recommended limitations, and when conditions will permit the work to proceed in accordance with the manufacturer’s requirements and recommendations.
- E. Proceed with work so new roofing materials are not subject to construction traffic. When necessary, new roof sections shall be protected and inspected upon completion for possible damage.
- F. Provide protection, such as 3/4” thick plywood, for all roof areas exposed to traffic during construction. Plywood must be smooth and free of fasteners and splinters.
- G. The surface on which the insulation or roofing membrane is to be applied shall be clean, smooth, dry, and free of projections or contaminants that would prevent proper application of or be incompatible with the new installation, such as fins, sharp edges, foreign materials, oil and grease.
- H. New roofing shall be complete and weathertight at the end of the work day.
- O. Contaminants such as grease, fats and oils shall not be allowed to come in direct contact with the roofing

membrane. An overlay of Epichlorohydrin membrane must be adhered around units which have the potential to emit solvents, grease or oil.

1.15 WARRANTY

- A. Provide manufacturer's 10 year, 15 year, 20 year, 25 year or 30 year Total System Warranty covering both labor and material with no dollar limitation. The maximum wind speed coverage shall be peak gusts of 55, 72, or 80 mph measured at 10 meters above ground level. Certification is required with bid submittal indicating the manufacturer has reviewed and agreed to such wind coverage.

Note: For projects specified with warranties 20 year or greater and/or wind coverage specified greater than 55 mph, additional design enhancements are required. Refer to Versico published VersiGard Specifications

Note:

Warranty Length	Minimum Membrane Thickness
10, 15 or 20 year	45-mil VersiGard
25 year	60-mil VersiGard
30 year	90-mil VersiGard

- B. Pro-rated System Warranties shall not be accepted.
- C. Warranty shall also cover leaks caused by hail:
1. Hail up to 1" diameter when 45-mil VersiGard is installed over Versico Insulation.
 2. Hail up to 2" diameter when 60-mil VersiGard is installed over Versico Insulation
 3. Hail up to 3" diameter when 90-mil VersiGard is installed over Versico Insulation.
- D. Provide a 40 year non-pro-rated membrane material warranty for VersiGard 90-mil membrane.

PART 2 PRODUCTS

2.01 GENERAL

- A. All components of the specified roofing system shall be products of Versico or accepted by Versico as compatible.
- B. Unless otherwise approved by the specifier and accepted by the membrane manufacturer, all products (including insulation, fasteners, fastening plates and edgings) must be **manufactured and supplied** by the roofing system manufacturer and covered by the warranty.

2.02 MEMBRANE

Furnish VersiGard 45-mil, 60-mil, or 90-mil thick non-reinforced EPDM (Ethylene, Propylene, Diene Terpolymer) in the largest sheet possible with 3" or 6" factory-applied tape (VersiGard QAT). The membrane shall conform to the minimum physical properties of ASTM D4637. Sheet widths range from 10 feet to 50 feet and length is maximum 200 feet long.

2.03 INSULATION/UNDERLAYMENT

- A. Insulation shall be loose laid over the substrate and, when applicable, shall be installed in multiple layers. Mechanical attachment of the insulation is not required in accordance with the manufacturer's published specifications.
- B. Insulation shall be Type of Insulation as supplied by Versico. Minimum R-value required is Note R-Value. (Note: The insulation must meet ASHRAE 90.1 minimums per IBC-International Building Code.)

1. **Versico Versico MP-H Polyiso** – A foam core insulation board covered on both sides with a medium weight fiber-reinforced felt facer meeting ASTM C 1289-06, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4' x 8' standard size with a thickness from 1 to 4 inches. 4' x 4' tapered panels are also available.
2. **Versico SecurShield Polyisocyanurate**– A foam core insulation board covered on both sides with a coated glass fiber mat facer meeting ASTM C 1289-06, Type II, Class 2, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4' x 8' standard size with a thickness from 1 to 4 inches. 4' x 4' tapered panels are also available.
3. **Versico Versicore MP-H NH Polyisocyanurate** – A foam core insulation board covered on both sides with a medium weight fiber-reinforced felt facer meeting ASTM C 1289-06, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4' x 8' standard size with a thickness from 1 to 4 inches. 4' x 4' tapered panels are also available. This product contains zero halogenated flame retardants and is Living Building Challenge (LBC) “Red List Free”.
4. **Versico SecurShield HD Composite** – Composite insulation panel comprised of ½-inch high-density Polyiso cover board laminated during the manufacturing process to SecurShield rigid Polyiso roof insulation meeting ASTM C1289 Type II, Class2, Grade 2 (20 psi) or Grade 3 (25 psi). Available in 4' x 8' boards with thickness from 2” to 4.5”. 4' x 4' panels are also available.
5. **Versico SecurShield HD** – a rigid insulation panel composed of a high-density, closed-cell polyisocyanurate foam core laminated to coated-glass fiber-mat facer for use as a cover board or recover board. Available 1/2” thick 4' x 8' panel weight 11 lbs with an R-value of 2.5.
6. **Versico Durafacer Polyiso Composite (OSB)** – Polyiso insulation bonded on the bottom side with a medium weight fiber reinforced felt facer and laminated with a top surface of 7/16” or 5/8” thick Oriented Strand Board (OSB) meeting ASTM C 1289-06, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi). Available in 4' x 8' boards with a thickness from 1-1/2” to 4”.
7. **Versico MP-HWF Polyiso** – A composite insulation panel composed of a closed-cell polyisocyanurate foam core bonded during manufacturing process to ½-inch asphalt-coated, high-density wood fiberboard on the other meeting ASTM C1289-06, Type II Class1, Grade 2 (20 psi) or Grade 3 (25 psi). Minimum thickness is 1.5-inches and maximum size 4' x 8'.
8. **Versico MP-HF Polyiso** – A rigid roof insulation panel composed of a closed cell polyisocyanurate foam core bonded on each side with trilaminated foil facers meeting ASTM C1289-06, Type I, Grade 2 (20 psi) or Grade 3 (25 psi). Available in 4' x 8' boards with thickness from 1' to 4'. 4' x 4' panels are also available.
9. **InsulFoam I (EPS: Expanded Polystyrene)** – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type I. Nominal density of 1.0 lbs/cubic ft (pcf) available in 4' x 4' or 4' x 8' sizes with thickness from ¼” to 40”. Custom lengths, widths and tapered boards are available.
10. **InsulFoam VIII (EPS: Expanded Polystyrene)** – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type VIII. Nominal density of 1.25 lbs/cubic ft (pcf) available in 4' x 4' or 4' x 8' sizes with thickness from ¼” to 40”. Custom lengths, widths and tapered boards are available.
11. **InsulFoam II (EPS: Expanded Polystyrene)** – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type II. Nominal density of 1.5 lbs/cubic ft (pcf) available in 4' x 4' or 4' x 8' sizes with thickness from ¼” to 40”. Custom lengths, widths and tapered boards are available.
12. **InsulFoam IX (EPS: Expanded Polystyrene)** – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type IX. Nominal density of 2.0 lbs/cubic ft (pcf) available in 4' x 4' or 4' x 8' sizes with thickness from ¼” to 40”. Custom lengths, widths and tapered boards are available.

13. **InsulFoam HD Composite** – InsulFoam expanded polystyrene (EPS) insulation laminated with a top surface of 1/2” thick SecurShield HD. Available in 4’ x 8’ boards with thickness from 1-1/2” to 7”.
14. **InsulLam** – InsulFoam expanded polystyrene (EPS) insulation laminated with a top surface of 1/2” HP Recovery Board. Available in 4’ x 8’ boards with thickness from 1-1/2” to 7”.
15. **R-Tech FanFold Recover Board** – Closed-cell lightweight expanded polystyrene (EPS) with polymeric laminated faces which meets ASTM C 578 for use as a recover board. Available in thicknesses of 3/8” to 3/4” with coverage 4’ x 50’ (2 squares). 4’ x 8’ units are also available.

2.04 ADHESIVES, CLEANERS AND SEALANTS

All products shall be furnished by Versico and specifically formulated for the intended purpose.

(Delete the Adhesive, Primer or Cleaner which will not be used)

- A. **G200SA Substrate Adhesive:** A high-strength, yellow colored, synthetic rubber adhesive used for bonding VersiGard (Black or White) EPDM membranes to various surfaces. Available in 5 gallon pails.
- B. **EPDM x-23 Low-VOC Bonding Adhesive:** A Low-VOC (volatile organic compound) bonding adhesive (less than 250 grams/liter) used for bonding Sure-Seal/Sure-White EPDM membranes to various surfaces. Adhesive is available in 5 gallon pails.
- C. **Low VOC Bonding Adhesive:**A low VOC (volatile organic compound) bonding adhesive (less than 250 grams/liter) used for bonding VersiGard (Black or White) EPDM membranes to various surfaces. This product meets the <250 gpl VOC (volatile organic compound) content requirements of the OTC Model Rule for Single Ply Roofing Adhesives. Available in 5 gallon pails.
- D. **Low VOC Bonding Adhesive 1168:** A low VOC (volatile organic compound) bonding adhesive that has < 250 gpl and is designed to comply with the regulations of the South Coast Air Quality Management District’s Rule 1168. See Versico’s Product Data Sheet for a listing of the counties involved.The high strength, solvent-based contact adhesive the allows bonding of EPDM membrane to various porous and non-porous substrates. Apply at a rate of 60 ft2 per gallon finished surface. Available in 5-gallon cans.
- E. **Solvent-Free Bonding Adhesive:** A solvent free, odor free, non-flammable, low VOC Bonding Adhesive used to adhere non-reinforced EPDM to multiple substrates. This one-sided application adhesive require adhesive to be applied to substrate only, when slopes are less than 1”, slopes greater than 1” or vertical substrates may require 2-sided application. When the solvent-free adhesive use is to be specified, authorized contractors must review applicable product installation information listed on the appropriate Product Data Sheet.
- F. **Aqua Base 120 Bonding Adhesive:** (for use in areas where volatile organic compound, VOC, regulations are in effect): A two (2) sided application, water based contact adhesive for bonding VersiGard (Black or White) EPDM membrane to various surfaces. Complies with the South Coast Air Quality Management District Rule 1168.
- G. **Versico Weathered Membrane Cleaner:** A clear, solvent-based cleaner used to loosen and remove dirt and other contaminants from the surface of exposed EPDM membrane (for repairs, etc.) prior to applying EPDM Primer. Weathered Membrane Cleaner can also be used when applying Splicing Cement. Available in 1 and 5-gallon pails.
- H. **VersiGard QA Seam Tape (Factory Applied):** A 3” or 6” wide by 100’ long splice tape used for splicing adjoining sections of EPDM membrane. Complies with the South Coast Air Quality Management District Rule 1168.
- I. **EPDM Primer:** A solvent-based primer used to prepare the surface of EPDM membrane for application of

Splice Tape or Quick Applied products. This Primer can also be used in conjunction with EP-95 Splicing Cement in lieu of Splice Cleaner. Available in 1 gallon pails.

- J. **Low VOC EPDM Primer** - A low VOC (volatile organic compound) primer (less than 250 grams/liter) for use with SecurTape or Quick Applied products. Available in 1 gallon pails.
- K. **Lap Sealant:** A black, heavy-bodied material used to seal the exposed edges of a membrane splice. A pre-formed Lap Sealant tool is included in each carton of Lap Sealant. Available in tubes.
- L. **Water Cut-Off Mastic:** A one-component, low viscosity, self wetting, Butyl blend mastic used as a sealing agent between the EPDM membrane or Uncured EPDM Flashing and applicable substrates. Available in tubes.
- M. **Pourable Sealer:** A black, two-component, solvent-free, polyurethane based product used for tie-ins and as a sealant around hard-to-flash membrane penetrating objects such as clusters of pipes and for a daily seal when the completion of flashings and terminations cannot be completed by the end of each work day.
- N. **One-Part Pourable Sealer:** Available in black or white, a one-component, moisture curing, elastomeric polyether sealant used for attaching lightning rod bases and ground cable clips to the membrane surface and as a sealant around hard-to-flash penetrations such as clusters of pipes.
- O. **Universal Single-Ply Sealant** A one-part polyether, non-sagging sealant designed for sealing expansion joints, control joints and counterflashings. Available in white only.

(choose the appropriate Primer and delete remainder)

- P. **CCW 702 Primer and 702LV Primer (Low VOC):** A single component, solvent based, high-tack primer used to provide maximum adhesion between VapAir Seal 725TR Air and Vapor Barrier and an approved substrate. Applied by spray or long nap roller with a coverage rating ranging from approximately 300 to 350 square feet per gallon on smooth finishes (i.e., concrete) to 75 square feet per gallon on porous surfaces (i.e., Dens-Deck Prime gypsum board). Available in 5-gallon containers. CCW 702LV Primer contains less than 250g/L VOCs and meets South Coast Air Quality Management District (SCAQMD) and Leadership in Energy and Environmental Design (LEED) Requirements for Volatile Organic Compounds.
- Q. **CCW 702 WB:** a high-tack, water-based contact adhesive for promoting adhesion of Versico air/vapor barrier membranes and an approved substrate (i.e., concrete, Dens-Deck Prime and Securock). Applied by roller, brush or spray with an application rate of approximately 200 sq. ft. per gallon. Available in 5-gallon containers. CCW 702 WB Primer contains 57g/L VOCs and meets South Coast Air Quality Management District (SCAQMD) and Leadership in Energy and Environmental Design (LEED) Requirements for Volatile Organic Compounds.
- R. **CAV-GRIP 3V Low-VOC Aerosol Contact Adhesive/Primer:** a low-VOC, methylene chloride-free adhesive that can be used for a variety of applications including: bonding VersiWeld membrane to various surfaces, enhancing the bond between Versico's VapAir Seal 725TR and various substrates, priming unexposed asphalt prior to applying DASH Adhesive and for adhering VersiGard FleeceBACK and VersiGard EPDM membrane to vertical walls. Coverage rate is approximately 2,000-2,500 sq. ft. per 40 lb cylinder and 4,000-5,000 sq. ft. per 85 lb cylinder as a primer, in a single-sided application and 750 sq. ft. per 40 lb cylinder and 1,500 sq. ft. per 85 lb cylinder as an adhesive for vertical walls, in a double-sided application.

2.05 FASTENERS AND PLATES

To be used for additional membrane securement: (delete the fastener types which will not be used)

- A. **HPV Fasteners:** a threaded, black epoxy electro-deposition coated (E-Coat) fastener used with steel, wood plank, minimum 15/32" thick plywood or minimum 7/16" thick oriented strand board.
- B. **MP 14-10 Concrete Fastener:** a #14 threaded fastener used for minimum 3,000 psi concrete decks.
- C. **Polymer Gyptec Fasteners:** A non-penetrating, plastic fastener and corresponding 2" diameter plate used with lightweight deck substrates such as cementitious wood fiber, gypsum, and lightweight insulating

concrete.

- D. **Term Bar Nail-In:** a 1-1/4" long expansion anchor with drive pin used for fastening Versico Termination Bar or Seam Fastening Plates to concrete, brick, or block walls. The fastener is set by hammering the drive pin into place.
- E. **Seam Fastening Plate:** a 2" diameter metal fastening plate used in conjunction with RUSS or EPDM membrane for additional membrane securement.
- F. **Polymer Seam Plate:** a 2" diameter plastic fastening plate incorporating barbs on the underside of the plate. This plate is required for membrane and RUSS attachment installed in conjunction with steel roof decks.
- G. **VersiGard QA RTS (Reinforced Termination Strip):** a 6" wide, nominal 45-mil thick clean, cured black reinforced EPDM membrane with 3" wide factory applied QA seam tape (QAT) laminated along one edge for the 6" wide RTS. **6" wide Quick Applied RTS** is used horizontally or vertically at the base of walls, curbs, etc., in conjunction with 2" diameter Fastening Plates below the EPDM deck membrane for additional membrane securement (Polymer Seam Plates are required for steel decks).

2.06 METAL EDGING AND MEMBRANE TERMINATIONS

(Choose the appropriate type of metal edging or membrane termination and delete the types which will not be used)

- A. **General:** All metal edging s shall be tested and meet ANSI/SPRI ES-1 standards and comply with International Building Code.

(The products below have been grouped by suppliers and performance priority, as well as their code ratings. Make your selection and delete remainder.)

- B. **(OMG Supplied -Remove name after selection)**

- a. **VersiTrim 300:** a coping or fascia, snap-on edge system consisting of a 24 gauge galvanized metal water dam and .050" or .063" thick Kynar 500, clear and colored anodized finish or 24 gauge steel, Kynar 500 finish. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. Coping FM Approved 1-90 with 20 ga. Cleat, 1-180 with 16 ga. Cleat. Fascia FM Approved 1-225.
- b. **VersiTrim 3000:** a metal fascia system with a 20 gauge steel retainer bar and .032", .040" or .050" thick aluminum or 24 gauge galvanized steel fascia. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. 3000 Coping FM Approved 1-465 with .050 aluminum retainer, 1-180 with 20 ga. Steel retainer. 3000 XT Coping FM Approved 1-315.

- C. **(Metal Era Supplied – Remove name after selection)**

- 1. **VersiTrim 200:** a coping or fascia, snap-on edge system consisting of a 24 gauge galvanized metal water dam and .040", .050" or .063" thick Kynar 500, clear and colored anodized finish or 24 gauge steel, Kynar 500 finish. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. Coping FM Approved 1-90. Fascia FM Approved 1-195.
- 2. **VersiTrim 2000:** a metal fascia system with an extruded aluminum anchor bar and .040" thick aluminum or 24 gauge galvanized steel fascia. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. 2000 Fascia FM Approved 1-645. 2000 Extended Fascia FM Approved 1-270. 2000 Canted Fascia FM Approved 1-270.

- D. **(Metal Era Supplied – Remove name after selction)(NO FM Rating Available)**

- 1. **VersiTrim One Fascia:** A snap-on edge system consisting of a 20 gauge retainer bar, corrosion resistant fasteners and a 24 gauge or 0.040 aluminum Kynar finished fascia cover. A spring clip holds the fascia cover in place. Available in sizes up to 8" fascia height 12' long. Metal fascia color shall be designated

by the Owner's Representative. ANSI/SPRI ES-1 Certified.

2. **VersiTrim One Coping:** A snap-on coping edge system consisting of a 24 gauge retainer bar (face side only), corrosion resistant fasteners and a 24 gauge or 0.040 aluminum Kynar finished coping cover. The coping cover is secured by clipping on the retainer bar and fastened on the backside with corrosion resistant fasteners (with rubber washer). Available for wall thicknesses up to 30". Metal coping cap color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified.
- E. **Drip Edge:** a metal fascia/edge system with a 22 or 24 gauge continuous anchor cleat and .032 inch thick aluminum or 24 gauge steel fascia. Metal fascia color shall be as designated by the Owner's Representative.
- F. **VersiTrim Coping:** incorporates a 20 gauge anchor cleat with 4 pre-slotted holes, a concealed joint cover and 10 foot continuous sections of coping cap; can accommodate minimum 5 " wide parapet walls. Metal coping cap color shall be as designated by the Owner's Representative.
- G. **Termination Bar:** a 1" wide and .098" thick extruded aluminum bar pre-punched 6" on center; incorporates a sealant ledge to support Lap Sealant and provide increased stability for membrane terminations.
- H. **VersiTrim Term Bar Fascia:** A 1.75" wide formed aluminum termination bar with pre-slotted fastening holes for ease of locating and installing. The decorative cover is available in 0.040" aluminum or 24-gauge galvanized steel. VersiTrim Term Bar Fascia is manufactured in 12' lengths for fewer joints/seams, fewer sections to handle and faster installation.

2.07 BALLAST

A. **Rounded Water-Worn Gravel**

1. Nominal 1-1/2" rounded water-worn gravel which conforms to gradation #4 when sized in accordance with ASTM D 448 method of sizing.
2. Nominal 2-1/2" rounded water-worn gravel which conforms to gradation #1 or #2 when sized in accordance with ASTM D 448 method of sizing.

B. **Crushed Stone**

Shall conform to the gradations noted for rounded water-worn gravel and must be installed in conjunction with Versico's HP Protection Mat.

C. **Individual Concrete Pavers**

1. Individual pavers weighing a minimum of 18 pounds per square foot may be substituted for nominal 1-1/2" stone.
2. Individual pavers weighing a minimum of 22 pounds per square foot may be substituted for nominal 2-1/2" stone.
3. Pavers must be a maximum of two feet square. Versico supplied concrete pavers are 25lb/sf. Unless otherwise required by Versico, pavers must weigh no more than 80 pounds per unit to allow for easy removal and replacement.

D. **Lightweight Interlocking Pavers**

Upon approval by the membrane manufacturer, manufactured lightweight interlocking pavers (minimum 10 pounds per square foot) may be substituted for nominal 1-1/2" or 2-1/2" stone and must be installed over Quick Applied HP Protective Mat or paver manufacturers protection mat.

2.08 WALKWAYS

Protective surfacing for roof traffic shall be concrete pavers (minimum 18 pounds per square foot loose laid over a

slip sheet of cured EPDM membrane or two layers of HP Protective Mat. Rubber Pavers that are 2” thick can also be used in roof traffic areas.

2.09 OTHER MATERIALS

- A. **Protection Fabric – Versico CCW 200V (12 oz/yd²) and 300HV (16 oz/yd²)** are polypropylene non-woven needle-punched fabrics, which are naturally resistant to acids, alkalis, and biological degradation. Available in rolls 4’ in width by 50’ in length.
- B. **CCW MiraDRAIN GR9200 Drainage Board** consists of a high impact polystyrene core with “cups” and pierced holes allowing water retention and drainage. A non-woven polypropylene filter fabric is bonded to the retention side of the molded core to prevent passage of particles into the water reservoirs. Designed to increase moisture retention in garden assemblies. **CCW MiraDRAIN GR9200** is 0.4” thick with a Water Flow Rate of 140 – 145 gpm/ft² (ASTM D 4491). Packaged in 4’ x 50’ rolls.
- C. **Moisture Retention Mat** – A nominal 24.3 oz/yd², 0.3” thick mat consisting of needle-punched, recycled synthetic fibers designed to retain moisture in Ultra-Extensive and Extensive Roof Gardens. Available in rolls 12’ in width by 60’ in length.
- D. **Versico VapAir Seal 725TR Air & Vapor Barrier / Temporary Roof:** 725TR is a 40-mil composite consisting of 35-mils of self-adhering rubberized asphalt factory laminated to a 5-mil polyethylene film with an adhesion textured surface. 725TR roll dimensions are 39” x 100’ and the product is applied after priming an acceptable substrate with CCW 702, 702-LV or Cav-Grip 3V primer.
- E. **Versico VapAir Seal MD Air and Vapor Barrier:** a reinforced composite aluminum foil with self-adhesive SBS backing and removable poly release film. Used for direct application over metal decks. Available in rolls 42.5” wide by 131.23” long (460 square feet).

(Metal Flashing, if required, and miscellaneous items needed to fulfill the project requirements)

PART 3 EXECUTION

3.01 GENERAL

- A. Comply with the manufacturer’s published instructions for the installation of the membrane roofing system including proper substrate preparation, jobsite considerations and weather restrictions.
- B. Position sheets to accommodate contours of the roof deck and shingle splices to avoid bucking water.

3.02 VAPOR RETARDERS

A. **General:**

- The use of a vapor retarder to protect insulation and reduce moisture accumulation within an insulated roofing assembly should be investigated, especially on projects with high interior humidity, such as, swimming pools, breweries, pulp mills, etc.
- B. In the generally temperate climate of the United States, during the winter months, water vapor flows upward from a heated, more humid interior toward a colder, drier exterior. Vapor retarders are more commonly required in northern climates than in southern regions, where downward vapor pressure may be expected and the roofing membrane itself becomes the vapor retarder.
- C. On cold storage/freezer facilities, the perimeter details must be selected to provide an air seal and prevent outside air from infiltrating and condensing within the roofing assembly.
- D. Consult the latest publications by ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.) and NRCA (National Roofing Contractors Association) for specific information.

E. If insulation is to be adhered to the vapor retarder with [DASH or Flexible DASH](#) Adhesive, the 725 TR vapor retarder must be compatible and shall be fully adhered to the substrate. Available products include Versico supplied “peel and stick” rubberized asphalt membrane with compatible film coating (Versico 725 Air and Vapor Barrier), and spray or roller applied butyl coatings. Installation requirements for Versico’s 725 Air and Vapor Barrier are identified in Versico published specification.

F. **VapAir Seal 725TR Installation:**

1. **Surface Preparation:** Concrete shall be in place for 7 days minimum and the substrate must be dry. The surface shall have a smooth finish and be free of voids, spalled areas, sharp protrusions, loose aggregate, laitance and form release agents. In the event of rain, concrete must be allowed to dry before primer is applied.
2. **Primer:** Surfaces to receive Versico VapAir Seal 725TR Air and Vapor Barrier must be clean and dry. Prime with [CCW 702 or 702LV or Cav-Grip 3V](#) Primer. Apply Primer by spray, brush or with a long nap roller at the applicable coverage rate noted above. At 75° F allow primer to dry 1 hour minimum. Primer has a satisfactory cure when it will not transfer when touched. Prime only areas to be waterproofed the same day. Re-prime if area becomes dirty.
3. **Application:** Apply Versico VapAir Seal 725TR Air and Vapor Barrier from low to high point, in a shingle fashion, so that laps will shed water. Overlap all edges at least 2-1/2". End laps shall be staggered. Place membrane carefully so as to avoid wrinkles and fishmouths. Immediately after installation, roll with a 150 pound segmented steel roller.
4. **Insulation Installation:** Ensure surface of Versico VapAir Seal 725TR Air and Vapor Barrier is dry prior to installing insulation. Place insulation over the surface and [mechanically fasten to the roof deck or adhere to the vapor barrier with DASH or Flexible DASH Adhesive](#) in accordance with this Versico Specification.

G. For metal decks, VapAir Seal MD Air and Vapor Barrier is specifically designed for direct application to fluted steel decks. It may also be used in conjunction with either Versico’s CAV-GRIP 3V on vertical wall surfaces, such as structural concrete, gypsum, Securock, DensDeck Prime and plywood substrates.

H. **VapAir Seal MD Installation:**

1. **Surface Preparation:** The surface shall have a smooth finish and be free of voids, spalled areas, sharp protrusions, loose aggregate, laitance and form release agents. In the event of rain, concrete must be allowed to dry before primer is applied.
2. **Primer:** Surfaces to receive VapAir Seal MD Air and Vapor Barrier must be clean and dry. Prime with [CCW 702 or 702LV or Cav-Grip 3V](#) Primer. Apply Primer by spray, brush or with a long nap roller at the applicable coverage rate noted above. At 75° F allow primer to dry 1 hour minimum. Primer has a satisfactory cure when it will not transfer when touched. Prime only areas to be waterproofed the same day. Re-prime if area becomes dirty.
3. **Application:** Apply VapAir Seal MD Air and Vapor Barrier to the metal deck from low to high point, in a shingle fashion, so that laps will shed water. Overlap all edges at least 2-1/2". End laps shall be staggered. Place either a 6” wide section of 24 gauge sheet metal or a 6” wide section of VapAir Seal MD directly on the metal under each end lap, perpendicular to the end lap, to ensure a solid surface to roll the end lap together. Seams and end laps must be rolled with a 2” seam roller or stand-up seam roller. Place membrane carefully so as to avoid wrinkles and fish mouths. Immediately after installation, broom the sheet to ensure proper contact to the metal.

Insulation Installation: Ensure surface of VapAir Seal MD Air and Vapor Barrier is dry prior to installing insulation. Place insulation over the surface and mechanically fasten to the roof deck accordance with this Versico Specification.

3.03 INSULATION PLACEMENT

- A. Install insulation or membrane underlayment over the substrate with boards butted tightly together with no joints or gaps greater than 1/4 inch. Stagger joints both horizontally and vertically if multiple layers are provided.
- B. Insulation shall be loose laid over the substrate in accordance with the manufacturer's specifications.

3.04 MEMBRANE PLACEMENT

- A. Unroll and position membrane without stretching. Allow the membrane to relax for approximately 1/2 hour prior to splicing.
- B. Install adjoining membrane sheets in the same manner, overlapping edges approximately 4 inches.

3.05 MEMBRANE SPLICING

- A. Position membrane sheet to allow for required splice overlap. Mark the bottom sheets with an indelible marker approximately 1/4" to 1/2" from the top sheet edge. The pre-marked line on the membrane edge can also be used as a guide for positioning splice tape.
- B. Fold the top sheet back and clean the dry splice area (minimum 3" wide) of both membrane sheets by scrubbing with clean natural fiber rags saturated with Versico's EPDM Primer. When using VersiGard Black Clean (No Dust) membrane, cleaning the splice area is not required unless contaminated with field dirt or other residue.
- C. Apply [Versico's EPDM Primer or Low VOC EPDM Primer](#) to splice area.
- D. When adhering VersiGard QAT (VersiGard EPDM with factory applied tape), pull the poly backing from QAT beneath the top sheet and allow the top sheet to fall freely onto the exposed primed surface. Press top sheet on to the bottom sheet using firm even hand pressure across the splice towards the splice edge.
- E. For end laps, apply 3" or 6" QA Seam Tape to the primed membrane surface in accordance with the manufacturer's specifications. Remove the poly backing and roll the top sheet onto the mating surface.
- F. Tape splices must be a minimum of 2-1/2" wide using 3" wide SecurTAPE extending 1/8" minimum to 1/2" maximum beyond the splice edge. Field splices at roof drains must be located outside the drain sump.

Note: For projects where a 20-year System Warranty is specified, splice enhancements are required. Refer to Versico's EPDM Roof System specification.

- G. Immediately roll the splice using positive pressure when using a 2" wide steel roller. Roll across the splice edge, not parallel to it. When QAT is used, Versico's Stand-Up Seam Roller can be used to roll parallel to the splice edge.
- H. **At all field splice intersections**, apply Lap Sealant along the edge of the membrane splice to cover the exposed QA Seam Tape 2" in each direction from the splice intersection. Install Versico's Quick Applied "T" Joint Covers or a 6" wide section (with rounded corners) of VersiGard Quick Applied Uncured Flashing over the field splice intersection.

3.06 FLASHING

- A. Wall and curb flashing shall be cured EPDM membrane. Continue the deck membrane as wall flashing where practicable. Use Quick Applied Curb Wrap when possible to flash curb units.
- B. Follow manufacturer's typical flashing procedures for all wall, curb, and penetration flashing including metal edging/coping and roof drain applications.

3.07 MOISTURE RETENTION

- A. After EPDM membrane and details have been installed and prior to ballast placement, install Carlisle's stormwater retention system in accordance with Versico installation specifications.
- B. Loose lay protection fabric Versico CCW 200 V or 300 HV directly on the roofing membrane and overlap edges a minimum of 2".
- C. With cups facing up, install CCW GR9200 Drainage Board overlapping the edges a minimum of 2".
- D. Depending on geographic conditions, temperature and amount of rainfall determined by the design professional, one or two layers of Versico Moisture Retention Mat.

(Note: Crushed stone is not recommended with this option.)

3.08 BALLASTING

- A. Install ballast in accordance with the manufacturer's installation instructions.
- B. **Rounded Water-Worn Gravel or Crushed Stone**
 - 1. Nominal 1-1/2" rounded gravel: coverage rate shall be no less than 1000 pounds per 100 square feet and gravel must be evenly distributed to maintain an average of 10 pounds per square foot.
 - 2. Nominal 2-1/2" rounded gravel: coverage rate shall be no less than 1300 pounds per 100 square feet and gravel must be evenly distributed to maintain an average of 13 pounds per square foot.

Note: Crushed Stone must be installed in conjunction with a minimum layer of Versico's HP Protection Mat
 - 3. Install ballast evenly without bare spots to provide complete coverage over the membrane.
 - 4. When specified, overlap HP Protective Mat a minimum of 6" prior to ballast or paver installation.
 - 5. Comply with published (American National Standards Institute) ANSI/SPRI RP-4 guidelines concerning applicable coverage rates
- C. **Individual Concrete Pavers**
 - 1. Pavers must be loose laid and butted together with no gaps greater than 1/2 inch.
 - 2. Versico's HP Protective Mat or approved pedestals and must be approved by Versico prior to installation.
- D. **Lightweight Interlocking Pavers**

Follow lightweight interlocking paver manufactures writing instructions based on building height and wind zone.
- E. **Cool Ballast Option**
 - 1. Nominal 1-1/2" gravel: coverage rate shall be no less than 1700 pounds per 100 square feet and gravel must be evenly distributed to maintain an average of 17 pounds per square foot.
 - 2. 2" thick smooth concrete pavers weighing a minimum of 24 lbs per square foot can be used as an alternative to ballast and must be installed with either approved pedestals or a slip-sheet of minimum 45-mil EPDM membrane.

3.09 WALKWAYS

- A. Install concrete pavers with two layers of Versico's HP Protection Mat or an additional layer of EPDM membrane at all traffic concentration points (such as roof hatches, access doors, rooftop ladders, etc.) and all locations as identified on the specifier's drawing.
- B. The protection layer must extend a minimum of 2" on each side of the concrete paver.

Note: Pavers are not recommended when the roof slope exceeds 2" in 12"

3.10 DAILY SEAL

- A. On phased roofing, when the completion of flashings and terminations is not achieved by the end of the work day, a daily seal must be performed.

Note: A temporary seal should be performed at the conclusion of daily work and use of the appropriate method will vary based on project and project conditions. Contact Versico for various methods that may be utilized.

3.11 CLEAN UP

- A. Perform daily clean-up to collect all wrappings, empty containers, paper, and other debris from the project site. Upon completion, all debris must be disposed of in a legally acceptable manner.
- B. Prior to the manufacturer's inspection for warranty, the contractor must perform a pre-inspection to review all work and to verify all flashing has been completed as well as the application of all caulking.

END OF SPECIFICATION