

1.0 GENERAL**.1 Requirements Included**

- .1 2 Ply SBS membrane roofing.
- .2 Cover board.
- .3 Vapour retarder.
- .4 Insulation.

.2 References

- .1 The current adopted edition of the BC Building Code.
- .2 Codes/ByLaws of Authorities Having Jurisdiction.
- .3 Roofing Contractors Association of BC (RCABC) Roofing Practices Manual.

2.0 DESIGN REQUIREMENTS**.1 General**

- .1 Two ply SBS roofing is the preferred system at BCIT for low sloped roofs.
- .2 Design roof and details to provide continuity of thermal, air, vapour, and waterproofing barriers.
- .3 Confirm length of warranty with BCIT. Preferred is modified bituminous sheet roofing work shall be in accordance with current adopted edition of RCABC Manual, Roofing Practices Manual, 10 Year Guarantee incorporating vapour retarder, and manufacturers published installation instructions.
- .4 Where 2 ply SBS roofing is used the base sheet shall be mechanically fastened or other Owner approved method for conventional SBS roofs.
- .5 Materials not identified in these standards must be identified and approved by BCIT and be approved by the Authority Having Jurisdiction.
- .6 BCIT will obtain and pay for the services of an RCABC approved roofing inspector if one has not already been assigned to the project.
- .7 Pressure treated wood is not to be used in the 2-ply SBS roofing system.
- .8 Provide traffic paths where necessary on roof for maintenance.

3.0 ADMINISTRATIVE AND SUBMITTAL REQUIREMENTS**.1 BCIT Submittals and Notifications**

Consultants are to provide complete specifications, and review these Technical Standards documents to include BCIT requirements within the specifications as applicable to the project.

- .1 Shop Drawings: Specify to include details specific to the installation, and indicate extent of membrane, application over openings, and transitions to other weather barrier membranes.
- .2 Safety Plan to be submitted to BCIT Project Liaison prior to start of work when work involves – refer to Section 01 35 29.

4.0 QUALITY ASSURANCE

.1 Requirements

- .1 Installer Qualifications:
 - .1 The Installer to be a member in good standing of the RCABC.
 - .2 The Installer shall be an approved Installer of the membrane manufacturer.
- .2 Source Quality Control: Roofing and waterproofing materials that form part of the roofing system shall be provided by the same manufacturer.
- .3 Inspection Agency:
 - .1 An RCABC approved inspection agency is to provide a written guarantee backed by the Roofing Contractors' Association of British Columbia.
 - .2 The Contractor is to cooperate with and assist the testing agency.

.2 Guarantee

- .1 Confirm with BCIT if Contractor is to furnish a 10-year RCABC Roof Star guarantee from date of Substantial Performance or another guarantee length.

.3 Warranties

- .1 Confirm with BCIT regarding the warranty length.
- .2 Manufacturer's Warranty: The membrane manufacturer will issue a written and signed document in BCIT's name, certifying that the roofing membranes are free of manufacturing defects for a period of 10 years [confirm], starting from the date of completion of membrane installation. This warranty shall cover the removal and replacement of defective roof membrane products, including workmanship. The warranty shall remain full and complete for the duration of the period specified.

5.0 PRODUCTS

.1 Materials

- .1 Follow RCABC requirements for materials and systems.
- .2 All roofing materials to have 25-year warranty.

- .3 For non-standard (RCABC) roof transition details, use PMMA liquid flashing with fleece reinforcement.
 - .1 Use specialty roof jacks and flashings where applicable.
- .4 Insulation for all roofs are to be minimum 2 layers with staggered joints.
- .5 Vapour retarder required for all SBS roof systems. It is preferred that vapour retarder be installed over continuous support panels or concrete deck.
- .6 Roofing membrane to be 2-ply SBS. All other roofing systems to be approved by BCIT.
- .7 Protection board required for all roofing membrane installations on top of insulation.
- .8 Roof to be designed to create a 2 percent (%) slope to the roof system on low slope roofs.
- .9 Sump Insulation Board for Drain Location: Sump insulation panel made of polyisocyanurate designed to facilitate proper drainage around drain.
- .10 All cap sheets to be light gray in colour and any deviations to be approved by BCIT.
- .11 A roof leak detection system to be installed on new roofing projects.
 - .1 Detection system to be hard-wired and connected to the building monitoring system for leak alerts.

.2 Accessories

- .1 Roofing services penetrations to be supplied with flashings that are spun and seamless.

***** END OF MEMBRANE ROOFING SECTION *****