

SECTION 07540

ROOFING SYSTEM REPAIRS

PART 1 GENERAL

1 01 DIVISION OF RESPONSIBILITIES TERMINOLOGY: **NOT USED**

1 02 SUMMARY:

- A. The Contractor shall provide supplementary roofing work at the existing roofing system where indicated on the drawings, as specified in this section, and as needed for a complete and proper installation.
- B. The Contractor shall coordinate all aspects of supplementary roofing work with the Landlord, and shall provide all protective means necessary during the course of this work.

1 03 RELATED WORK: Refer to Section 07720-Roof Accessories for description of accessory items including but not limited to roof hatch, walkway pads, pipe flashings and curb flashings

1 04 SUBMITTAL: No submittal is required for the work of this Section

1 05 QUALITY ASSURANCE:

- A. Manufacturer's Specifications: All roofing material manufacturer's specifications shall be followed completely and shall become a part of this specification as if the manufacturer's specification was included entirely herein
- B. Roofing Subcontractor: All roofing work shall be provided by a single roofing company experienced with the type of roofing required. The Roofing Subcontractor shall be an Approved Installer as designated by the roofing product manufacturer

1.06 SUPPLEMENTARY ROOFING WORK TO MAINTAIN EXISTING WARRANTY:

- A. The Contractor shall retain the Landlord's Roofing Subcontractor for all supplementary roofing work required as a result of new construction, including but not necessarily limited to roofing accessory items provided by the Contractor as part of the contract for general construction, so as to maintain any and all roofing warranties in effect:

Roofing Subcontractor's Name To be Determined

- B. The Contractor is responsible for all superintendent work customarily required for all other subcontractors working under the Contractor's direction.

1 07 DELIVERY, STORAGE & HANDLING:

A. Storage of Materials:

1. Stand goods on a clean floor to keep all items free from foreign matter.
2. Store roofing materials in a dry place, on raised platforms and cover with waterproof tarpaulins, inside or in closed vans, protected from the sun and the weather.
3. Store adhesives, primer, pourable sealer and sealants in a dry area, with a temperature maintained as recommended by manufacturer.
4. Do not store uncured flashing membrane on roof or at temperatures over 75 deg F.

- 1.07 WARRANTY: The Contractor shall include a copy of the Roofing Subcontractor's Warranty for all work provided under the general contract for construction for a term of 1 year after the Date of Substantial Completion in the Building Maintenance Manuals submitted to the PETCO Project Manager after the Date of Final Completion, in accordance with Section 01700-Contract Closeout requirements.

## PART 2 PRODUCTS

- 2.01 FLASHING: Provide reinforced membrane flashing at all roof penetrations and parapets, except as noted otherwise in manufacturer's written specifications and drawings. Refer to the roofing manufacturer's Flashing Specifications for applicable conditions.
- 2.02 COUNTERFLASHING: Provide reinforced membrane flashing at all vertical roof parapet conditions, installed continuous to termination over the parapet blocking and under the parapet coping. All counterflashing products shall be provided in accordance with the roofing manufacturer's recommendations as an integral part of the warranted roofing system (if any) Refer to the roofing manufacturer's Flashing Specifications for applicable conditions.
- 2.03 PIPE AND OTHER MEMBRANE PENETRATIONS: Piping and other roofing membrane penetration flashings shall be subject to the approval of the Roofing Manufacturer, as an integral part of the warranted roofing system. The Contractor shall verify the status of any existing Roofing Warranty and roofing specifications with the Landlord, with the assistance of the PETCO Project Manager, if required. Products shall be equal to pre-manufactured pipe boots by Portals Plus Inc., Bensenville IL (708-766-5240).
- 2.04 HORIZONTAL PIPE MOUNTING PEDESTALS: The Contractor shall provide pre-manufactured pipe mounting pedestals for rooftop horizontal gas piping as specified in Section 07720-Roofing Accessories. Unless specifically approved in roofing manufacturer-published documentation, wood blocking is NOT an acceptable support system for horizontal gas piping.
- 2.05 OTHER MATERIALS: Provide other materials, not specifically described but required for a complete and proper installation, subject to the roofing manufacturer's approval as an integral part of the warranted roofing system.

## PART 3 EXECUTION

- 3.01 SURFACE CONDITIONS: The Contractor shall examine the areas and conditions under which work of this Section will be provided, shall correct conditions detrimental to the timely and proper completion of the work, and shall NOT proceed until unsatisfactory conditions are corrected.
- 3.02 GENERAL:
- A. All installation practices shall be as specified in this section, according to the roofing manufacturer's printed instructions, in strict accordance with the pertinent requirements of government agencies having jurisdiction, and in a manner needed to secure the specified warranty.
  - B. Scheduling of Work: Any roofing work, including laying of insulation, commenced on any one calendar day shall be completed entirely within that day. No phased or partial application of the roofing system will be permitted. If any building roof area cannot be completed in a single day, a roofing manufacturer-approved weather tight dam or cutoff shall be made to protect that portion of the uncompleted work.
  - C. Verify that substrata are dry, smooth, clean, and free from sharp projections and depressions, properly graded to outlets, and that metal fittings are in proper place prior to commencement.

- D. Flashing of Roof Penetrations: All roof penetrations for supporting equipment, plumbing or HVAC equipment shall be flashed and finished by the Roofing Subcontractor ONLY.
  - E. Confinement of Materials: Do not allow fluid or plastic materials to spill or migrate beyond the surfaces of intended application or to flow into gutters or rainwater conductors.
  - F. Water Cut-Offs: Where insulation is installed, water cutoffs shall be provided to protect the insulation at the end of each day's work or when rain or snow is imminent. Water cut-offs shall be constructed in accordance with the manufacturer's specifications.
  - G. Daily Cleanup: The Contractor shall provide daily removal and disposal from the roof surface of all fasteners, scraps, containers, and other debris resulting from the roofing system installation after the roofing membrane installation has commenced
- 3.03 CORRECTIVE WORK: Deficient installation noted on the PETCO Punchlist Inspection must be corrected by the Roofing Subcontractor ONLY, and made ready for re-inspection by PETCO Project Manager, no later than the Date of Final Completion.

END OF SECTION

