

SECTION 07 50 00 - MEMBRANE ROOFING

PART I - GENERAL

1.01 PROJECT REQUIREMENTS

- A. The roofing system to be installed shall comply with this section together with ~~Sections 07-51-00, Section 07 52 00, Section 07-53-00 or Section 07-54-00~~ of the Walgreens Criteria Specification. The membrane manufacturer and products approved for use are listed in these sections.
- B. Prior to Walgreen's acceptance of the completed roofing installation, the Developer or General Contractor shall have the roof inspected by the Walgreen's Roof Consultant.
Walgreen's Roof Consultant: RRK Associates, LTD
Commercial Industrial Roof Consultants
900 Tri-State Parkway, Suite #800
Gurnee, IL 60031
Attn: Guy H. Snowden Jr.
Phone: 847-856-8420
Fax: 847-856-8421
- C. The Developer, General Contractor and/or Roofing Contractor shall notify Walgreen's Roof Consultant upon completion of the roof membrane installation, including all sheet metal and related items, to schedule a final roof inspection. Upon inspection of the completed installation by both the membrane manufacturer and Walgreen's Roof Consultant, a letter of acceptance shall be furnished to the Developer and Walgreen Company Roofing Consultant prior to final payment to the Roofing Contractor.
- D. Roofing membranes shall be installed to comply with Walgreen's requirements by regions of the continental United States as follows:

Region I and Region II (North & South Zones): Provide a mineral surfaced modified bitumen membrane as detailed in Section 07 52 00.

~~Region I (North Zones): A fully adhered EPDM roofing membrane assembly as listed in Section 07-53-00 shall be approved in following states only: Maine, New Hampshire, Massachusetts, Rhode Island, New York, New Jersey, Connecticut, Delaware, Maryland, Pennsylvania, West Virginia, Ohio, Michigan, Vermont, Virginia, Minnesota, Montana, Washington DC, North Dakota, South Dakota, Montana, Wyoming, Idaho, Iowa and Wisconsin.
EPDM roofing will not be approved in any other state.~~

~~Region III (West Zone): Provide a modified bitumen roofing membrane system as accepted in Regions I & II and detailed in Section 07-52-00. Additionally, in the zone comprising only CA, NM, NV, OR, WA and parts of Arizona specifically approved by Walgreens, a built up roofing specification will be accepted over wood roof decks where the primary insulation is below the roof deck or where the primary insulation is installed over metal deck. This system is specified in Section 07-51-00 Built Up Bituminous Membrane Roofing. A single layer of perlite roof insulation shall be installed over wood decking prior to installation of the roof specified in Section 07-51-00.~~

~~Note that local building codes may restrict the installation of certain roofing systems pertaining to geographic location. Comply with applicable local building codes. All roofing systems differing from those listed in these specifications must be approved by Walgreens prior to being specified or installed.~~

- ~~E. Emissivity and Solar Reflective Index (SRI): Thermoplastic membrane roofing systems complying with Section 07-54-00 will be accepted only when State or local code requirements for Emissivity and Solar Reflective Index cannot be met by the modified bitumen, built up or EPDM roofing systems specified in Sections 07-51-00, 07-52-00 and 07-53-00. Confirmation and proof of local code requirements related to Emissivity and~~

~~SRI must be submitted prior to and are a condition of acceptance of thermoplastic roofing systems by Walgreens.~~

- F. All sheet metal details, including copings, related to roofing membranes installed under sections 07 50 00, ~~07-51-00,~~ and 07 52 00, ~~07-53-00 and 07-54-00~~ shall be installed by the roofing contractor and shall be covered under the roofing contractor's 5 Year Workmanship Warranty.

1.02 QUALITY ASSURANCE

- A. Installer Certification: Upon request by Walgreen Company, obtain written certification from roofing system manufacturer that installer is approved by manufacturer to install the specified roofing system.
- B. Insurance Certification: Provided completed systems which are listed for UL (Underwriter Laboratories) Class A external fire exposure and FM (Factory Mutual) Class I wind resistance and internal fire construction.
- C. The roof shall be constructed of double layers roof insulation to achieve the specific "R-Value" provided by the insulation types and thickness specified for each roof system. Insulation components may vary by roof membrane system and shall be supplied and installed as specified to achieve or exceed minimum thermal value requirements. Comply with local codes if higher "R-Values" are required.
- D. Fabrication of sheet metal roofing accessories shall conform to applicable SMACNA, NRCA and membrane manufacturer's published details and requirements.
- E. Slope: Roof shall slope at 1/4"/Ft. minimum, achieved in the deck structure. All saddles shall be constructed at twice the slope of the deck.
- F. Final inspection of the completed roof shall be scheduled with Walgreen's Roofing Consultant and the inspection completed prior to final payment to the roofing contractor.
- G. Prior to final acceptance, complete all roofing punchlist work indicated by RRK & Associates. Upon completion, submit to Walgreens and RRK & Associates a letter stating that all punchlist work has been properly completed together with photographs of the completed repairs. All work must comply with Walgreens Criteria. Manufacturer's details shall not override Walgreens Criteria without prior approval by Walgreens and RRK & Associates.

1.03 SUBMITTALS

- A. Furnish complete roof system submittals to the Architect of Record and Walgreen's Roofing Consultant for review and approval, including all membrane materials, insulations, mechanical fasteners, bitumen types, sheet metal, accessories, related components and contractor's Certification from the membrane manufacturer. A copy of the warranty shall also be submitted for approval. Submittals shall be received not less than one month prior to starting the project. No work shall commence until the General Contractor, Developer and Roofing Contractor have received approved roofing system submittals. Walgreen Company shall, at its discretion require copies of roofing submittals.
- B. The Developer or General Contractor shall submit to the Walgreen Roofing Consultant the roofing submittal form attached to the end of this section prior to the installation of the new roofing system. The submittal form shall be sent to the Walgreen Roofing Consultant no later than two weeks prior to the application of the new roofing system for review and approval.

1.04 JOB CONDITIONS

- A. Install roofing work in strict compliance with manufacturer's requirements.

- B. The contractor shall prepare and coordinate roofing work to accept the installation of Walgreens supplied equipment including but not limited to refrigeration equipment and satellite dish and those systems related support rails, curbs, pipe portals, etc.

1.05 WARRANTY

- A. Provide manufacturers 15-year warranty, which begins after the date of substantial completion, and covers the roofing membrane, associated flashing, roof insulation, roof accessories, vapor barrier (if any) and labor utilized in the installation of the warranted materials. The 15-year warranty shall cover the entire roof system and all related components with no monetary limit, with non-prorated coverage as issued by the membrane manufacturer. The roofing contractor shall provide a 5 year workmanship and watertight warranty independent of the membrane manufacturer's 15 year warranty.
 - 1. Warranty to be signed and countersigned by manufacturer and installer with a copy provided to Walgreen Company.
 - 2. Upon delivery of possession of the leased premises to the Tenant, Landlord shall cause all contractor's, subcontractor's and manufacturer's warranties and guaranties relating to the leased premises to be assigned to Tenant, or the extent not assignable, then to be issued in Tenant's name.
 - 3. The 5 Year Workmanship Warranty shall cover all sheet metal work, including copings, related to the membrane roof installation.

PART II - PRODUCTS

2.01 See sections ~~07-51-00~~, 07 52 00, ~~07-53-00~~ or ~~07-54-00~~ as applicable based on roof system being utilized.

2.02 PARAPET MEMBRANE

- A. Parapet membrane: Provide roofing system being used on building if approved by roofing manufacturer or use a fully adhered 45 mil. thick, black EPDM single ply roofing membrane. Extend membrane up and over top of perimeter walls.

PART III - EXECUTION

3.01 INSTALLATION (see sections ~~07-51-00~~, 07 52 00, ~~07-53-00~~, or ~~07-54-00~~ for system specific requirements)

- A. Install roof system in strict compliance with manufacturer's instructions.
- B. Provide saddles/crickets at all curbs and equipment bases to push water around curbs.
- C. Protect all adjoining and finished surfaces, including, but not limited to walls, glazing systems, pavements, walks and landscaping. Repair damaged areas to "as new" condition at no cost to Walgreen Company.
- D. Provide prefabricated jackets and/or pipe portals, weather tight and insect proof, at all pipe clusters. The use of pitch pockets, or sealant pockets are strictly prohibited on Walgreen Company roofs. All soil stacks, flue stacks and any other pipe penetration shall be flashed in on top of the completed roof membrane.
- E. Do not install more insulation and membrane than can be made watertight before the end of each days work.
- F. Repair/replace deteriorated, defective or damaged roofing prior to final acceptance by Walgreen Company.
- G. Standing water will not be permitted on any completed roof. All areas where standing water exists shall be corrected prior to final acceptance of the installation by Walgreens

regardless of acceptance of standing water by the membrane manufacturer. Standing water is any amount of water remaining on the roof 48 hours after a rainfall.

- H. Splash blocks shall consist of pre-manufactured concrete units set on roof pads or additional layers of membrane and placed under all condensation lines and downspouts.
- I. All pipe supports shall be placed over a roof pad that is adhered to the roof surface.
- J. All gas, condensation lines, spigots, and electrical lines that penetrate the field of the roof must be flashed thru a Portals Plus or Pate pipe flashing detail as detailed in the Walgreen Criteria. The use of a lead sleeve and caulk to flash a penetration is not acceptable.
- K. All masonry perimeter walls must be covered and flashed in with roofing material per the requirements of the membrane manufacturer. At high wall details where the flashing height exceeds 24", separate the base flashing from the wall flashing with a metal counterflashing detail. Installations of full height parapet membrane flashing must be accompanied by written confirmation that the system manufacturer will warrant/guarantee the installation.
- L. Sign penetrations thru the wall flashings must be above 24" from the completed roof height and properly flashed so as not to affect the wall flashing warranty.
- M. All penetration boots must be terminated with a metal draw band and sealed with caulk.
- N. All fasteners used to secure caps, hoods, counterflashings and coping details shall consist of stainless steel, neoprene washered screws. Nails are not acceptable.
- O. For modified bitumen or built-up roofs, clear the roof of all excess loose granules upon completion of the roof. Also, all asphalt bleed-out must be covered with granules.
- P. Modified bitumen and built-up roof membrane shall be "White Granule" in color [to meet City of Chicago energy code.](#)
- Q. Penetrations through any roof curb base flashing or any wall flashing is prohibited.
- R. All exposed roofing cement at curb corners and flashing side laps shall be coated with aluminum roof coating or white elastomeric roof coating. Exposed, uncoated roofing cement is prohibited.
- S. All Portals Plus, Alumi-Flash and Pate curb and penetration details shall be insulated with loose batt insulation prior to placement of the penetration boots.
- T. Install ridge vents at tower and drive through roofs.
- U. Install weeps and through wall flashing at tower side walls above the tower base flashings.
- V. At all locations where coping caps terminate into a wall, fabricate the cap to provide a return that extends up the wall not less than 4 inches. Top of return shall be protected by counter flashing. Coping cap ends at the inside and outside faces of the wall shall receive a continuous bead of NP-1 sealant.
- W. Provide full sheet width, fully adhered roof walk pads in front of roof hatch, tower access door, around all RTU's, satellite mast and other roof top equipment. Walk pads extending into drainage valleys shall be cut to allow water to flow unobstructed to roof drains.

END OF SECTION

WALGREEN ROOFING SUBMITTAL FORM

APRIL 26, 2010

PLEASE FAX TO RRK ASSOCIATES, LTD. @ 847-856-8421 FOR REVIEW AND APPROVAL
RRK ASSOCIATES, LTD. - 900 TRI-STATE PARKWAY, SUITE 800, GURNEE, IL. 60031 (PHONE) 847-856-8420

Walgreen Store # _____ Installing Roofing Contractor: _____

Walgreen Store Address: _____

Roofing System Type: Built-up w/Cap Modified Bitumen EPDM PVC

Membrane Manufacturer: _____ Specification # _____

Base Sheet: _____ Base Sheet Attachment: _____ # of Plys: _____

Intermediate Plys: _____ # of Plys: _____

Modified Bitumen -Membrane: _____

Built-up Cap Sheet Membrane: _____

EPDM Membrane: _____ TPO Membrane: _____

Asphalt Type and Manufacturer: _____

Insulation Type and Manufacturer: (Top) _____

Thickness: _____ Securement: _____

(Base) _____

Thickness: _____ Securement: _____

Roof Deck Type: _____

Tapered Insulation Type and Slope: _____ Attachment: _____

Sheet Metal Type and Manufacturer: _____

Roof Warranty Type and Number of Years: _____

Shingle/Standing Seam/Tile Roofing Type and Manufacturer: _____

RRK Associates Ltd. Approval Stamp:

Comments:

The following must also accompany the submittal form for approval:

- **Letter of Certification** from the membrane manufacture for the installing roofing contractor.
- Copy of the Membrane Manufacturer's Warranty to be issued and **Pre-Installation Notice**.
- Copy of the installing Roofing Contractors 5-Year Workmanship Warranty.