



GUIDE - SPEC

ADHERED ROOFING SYSTEM

January 2025

This **GUIDE-SPEC** is a brief outline of Versico's VersiGard QA (Quick Applied) Black and White EPDM Fully Adhered Roofing System requirements and is intended for use as a submittal document to compliment a contractor's bid package. Specifiers and Versico Authorized Roofing Applicators must reference and comply with applicable information contained within the current Versico EPDM Roofing System Specification prior to design or bid of a project.

PART I GENERAL

1.01 DESCRIPTION

The VersiGard QA (Quick Applied) Adhered Roofing System incorporates a 60-mil VersiGard® non-reinforced or reinforced, black and white, EPDM membrane which is laminated to an elastomeric pressure-sensitive adhesive and is available in 10' wide by 50' or 100' sheets (Limited to 25 Year Maximum Warranty). The membrane is fully adhered to the insulation with the factory applied adhesive. Smaller 5' wide by 40' long sheets are available in 60-mil VersiGard and VersiGard White non-reinforced EPDM with a 3" uncoated edge for field application of Quick-Applied (QA) Seam Tape and Primer. Adjoining sheets of EPDM membrane are spliced together using 3" wide Quick Applied (QA) Seam Tape and Primer.

1.02 QUALITY ASSURANCE

- A. The specified roofing system must be installed by a Versico Authorized Roofing Contractor in compliance with drawings and specifications as approved by Versico.
- B. Upon request, an inspection shall be conducted by a Field Service Representative of Versico to ascertain that the membrane roofing system has been installed according to Versico's published specifications and details applicable at the time of bid. This inspection is to determine whether a warranty shall be issued. It is not intended as a final inspection for the benefit of the owner.
- C. For specific code approvals achieved with this system, refer to Versico's EPDM Code Approval Guide, DORA (Directory of Roof Assemblies), FM Approvals or UL Fire Resistance Directory for Roofing Materials and Systems.

1.03 SUBMITTALS

- A. To ensure compliance with Versico's minimum warranty requirements, the following projects should be forwarded to Versico for review prior to installation, preferably prior to bid.
 - 1. Air pressurized buildings, canopies, and buildings with large openings, cold storage buildings or freezer facilities, projects over 250' in height or projects where the membrane is expected to come in direct contact with petroleum-based products, waste products (i.e., grease, oil, animal fats, etc) and other chemicals.
- B. Shop drawings must be submitted to Versico by the Versico Authorized Roofing Contractor along with a completely executed Copy-A-Job (Page 1 of Versico's Request For Warranty form) for approval. Approved shop drawings are required for inspection of the roof and on projects where on-site technical assistance is requested.

1.04 GENERAL DESIGN CONSIDERATIONS

- A. It is the responsibility of the building owner or his/her designated representative to verify structural load limitation. In addition, a core cut may be taken to verify weight of existing components when the roofing system is to be specified on an existing facility.
- B. On new construction projects, especially in cold climate regions, moisture generated due to the construction process could adversely impact various components within the roofing assembly if not addressed. Refer to Spec Supplement G-01-21 "Construction Generated Moisture" included in the Versico Technical Manual.



- C. On structural concrete decks, when a vapor retarder is not used, gaps in the deck along the perimeter and around penetrations must be sealed along with vertical joints between tilt-up panels, if present, to prevent infiltration of warm humid air and possible moisture contamination resulting from condensation. This is specifically important when adhesive is used to attach the roof insulation.

CAUTION: If left unaddressed, accumulated moisture could weaken insulation boards and facers resulting in a blow-off or increase the probability of mold growth.

D. Vapor Retarders

1. Versico does not require a vapor retarder for the protection of the membrane; however, it should be considered by the specifier for the protection of the roofing assembly (i.e. primarily insulation, underlayment and adhesives). The following criteria should be considered by the specifier:
 - a. Use of a vapor retarder to protect insulation and reduce moisture accumulation within an insulated roofing assembly, should be investigated by the specifier.
 - b. In the generally temperate climate of the United States, during the winter months, water vapor flows upward from a heated, more humid interior towards 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.

1.05 WARRANTY

- A. A 10, 15 or 20 year Total System Warranty may be requested when all materials used for the roofing installation are manufactured or marketed by Versico. A maximum peak gust wind speed coverage of 55 miles per hour is standard.
- B. A 1" hail warranty is available with 60-mil VersiGard QA EPDM. Hail coverage requires an adhered Securock, Dens Deck Prime or SecurShield HD Cover Board.

1.06 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver materials to the job site in the original, unopened containers labeled with the manufacturer's name, brand name and installation instructions.
- B. Store VersiGard QA membrane in original undisturbed plastic wrap.
- C. Job site storage temperatures in excess of 90° F may affect shelf life of curable materials (i.e., adhesives and sealants).
- D. When liquid adhesives and sealants are exposed to lower temperatures, restore to a minimum of 60° F before use.

1.07 JOB CONDITIONS

- A. Refer to Versico Technical Manual for applicable project specific Job Conditions.

PART II PRODUCTS

2.01 GENERAL

The components of this roofing system are to be products of Versico or accepted by Versico as compatible. The installation, performance or integrity of products by others, **when selected by the specifier and accepted by Versico**, is not the responsibility of Versico and is **expressly disclaimed** by the Versico Warranty.

2.02 MEMBRANE

VersiGard QA, non-reinforced 60-mil thick, black and white, EPDM (Ethylene, Propylene, Diene Terpolymer) compounded elastomer membrane laminated to an elastomeric pressure-sensitive adhesive is used for this roofing system. Membrane is available in 10' width and 50' or 100' lengths. Reinforced membrane with fiberglass fabric conforms to ASTM D4637, Type I (non-reinforced) or Type II (reinforced). All sheets are supplied with 3" wide Quick Applied (QA) Seam Tape.

2.03 RELATED MATERIALS

- A. G200SA Yellow Substrate Adhesive, Low-VOC or Solvent Free EPDM Bonding Adhesive, Aqua Base Bonding Adhesive, Cav-Grip 3V, EPDM or Low VOC EPDM Primer, QA Seam Tape, Lap Sealant, Cured EPDM Flashing, Quick-Applied Uncured EPDM Flashing, SecurFast Insulation Plates, Seam Fastening Plates and Quick-Applied RTS (with the corresponding

fasteners) are required for use with this roofing system. Other Versico products, such as, insulation, insulation fasteners, edgings and termination bars are also required when a Total System Warranty is specified.

- B. Other Products: Walkway Pads, Pre-Molded Pipe Flashings, Quick-Applied Inside/Outside Corners, Pipe Flashings and Pourable Sealer Pockets

PART III EXECUTION

3.01 GENERAL

- A. When feasible, begin the application at the highest point of the highest roof level and work to the lowest point to prevent moisture infiltration and minimize construction traffic on completed sections. This will include completion of all flashings and terminations.

3.02 ROOF DECK CRITERIA

- A. A proper substrate shall be provided by the building owner. The structure shall be sufficient to withstand normal construction loads and live loads.
- B. Defects in the roof deck must be reported and documented to the specifier, general contractor and building owner for assessment. The Versico Authorized Roofing Applicator shall not proceed unless the defects are corrected.
- C. Refer to Versico Technical Manual for acceptable decks and the applicable Versico Fasteners. When mechanical attachment of insulation is specified utilize SecurFast Insulation Plates.

3.03 SUBSTRATE REQUIREMENTS

- A. Acceptable Versico substrates are limited to VersiCore Polyiso, Securshield Polyiso, Securshield HD or HD Plus, Securock, DensDeck Prime and structural concrete for the field of roof. Plywood, OSB, concrete block and masonry walls are coated with a primer coat of bonding adhesive or Cav-Grip 3V.
- B. The substrate must be dry, relatively smooth, free of protrusions, debris, sharp edges or foreign materials and must be free of accumulated water, ice and snow. Cracks or voids in the substrate greater than 1/4" must be filled with Flexible DASH Adhesive or other suitable material.
- C. On retrofit-recover projects, cut and remove wet insulation as identified by the specifier and fill all voids with new insulation, so that it is relatively flush.

3.04 INSTALLATION

VersiGard QA EPDM may only be installed when the membrane and outdoor temperature is at least 20 degrees F. VersiGard White QA EPDM may only be installed when the membrane and outdoor temperature is at least 32 degrees F. Refer to the applicable Safety Data Sheets (SDS) and Technical Data Bulletins (TDB) for additional cautions and warnings.

A. Insulation Attachment

1. Versico Flexible DASH Adhesive may be specified for insulation securement in full spray or beads with spacing as outlined in the Versico Technical Manual.
2. Versico Fasteners with SecurFast Insulation Plates may be used, when specified, to secure Versico Insulation at the specified density outlined in the Versico Technical Manual.

B. Membrane Installation and Splicing

10' wide VersiGard QA is fully adhered to an approved insulation or substrate with Factory Applied Pressure-Sensitive Adhesive.

1. Position VersiGard QA EPDM membrane over the acceptable substrate and allow to relax and warm for 30 minutes. Membrane temperature should be 50 degrees F or higher prior to installing.
2. Fold membrane sheet back so half the underside is exposed.
3. Remove the release liner on one half of the sheet starting from the split in the liner at the middle of the sheet. The liner should be removed at an angle to reduce risk of splitting or tearing.

4. Pull the membrane onto the substrate while avoiding wrinkles. To achieve the best adhesion, the membrane should be pulled onto the substrate at a low angle. When applying the VersiGard QA EPDM membrane it is recommended to maintain a large curve on the leading edge of the membrane. This will help eliminate creases and bubbles that cannot be removed after the sheet is in place.
5. Broom the membrane in place, with firm pressure, starting from the middle of the sheet and working towards the outer edge.
6. Fold back the remaining half of the sheet and repeat the above process.
7. After brooming, roll the membrane with a segmented roller to ensure full contact with the substrate. Roller should weigh at least 50 lbs per foot of roller width.
8. Install adjoining membrane sheets in the same manner, overlapping edges a minimum of 2-1/2" wide using 3" Quick Applied (QA) Seam Tape and primer. It is recommended that all splices be shingled to avoid bucking of water.
9. At end laps, membrane shall be butted together and overlaid with a minimum of 6" wide Quick Applied Cured Cover Strip or Quick Applied Overlayment Strip.

C. Additional Membrane Securement

EPDM membrane must be secured at the perimeter of each roof level, roof section, expansion joint, curb, skylight, interior wall, penthouse, etc., at any angle change which exceeds 2" in one horizontal foot, and at other penetrations in accordance with Versico's details. Additional membrane securement may be provided by Quick Applied Reinforced Termination Strip and Seam Fastening Plates. Refer to detail QA-12.1.

D. Membrane Flashing

1. Flash all walls and curbs with continuous deck membrane after installing with Quick Applied Reinforced Termination Strip and Seam Fastening Plates along the angle change. Quick Applied Uncured Flashing shall be limited to inside and outside corners, field fabricated pipe seals, scuppers and Sealant Pockets where the use of pre-molded accessories are not practical. Terminate the flashing in accordance with an appropriate Versico Termination Detail.

NOTE: Plywood, OSB, concrete block or masonry walls must be primed with a coat of bonding adhesive or Cav-Grip 3V prior to installing VersiGard QA EPDM.

2. Refer to Versico Technical Manual for membrane flashing.

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Physical properties of EPDM Membrane can be referenced in Part II, "Products" of the EPDM Specification. Attach copies of the applicable Versico Details that pertain to the individual project to complete a bid package submittal.