



## G U I D E - S P E C

# Re-Roofing Existing Modified Asphalt System With VersiFleece® Adhered Roofing System

March 2026

This **GUIDE-SPEC** describes Re-Roofing Existing Modified Asphalt System with a VersiFleece Adhered Roofing System and is intended for use as a submittal with a bid package. For specific installation instructions, Specifiers and the Versico Authorized Roofing Applicator must comply with the applicable Sections of Versico's Technical Manual.

### **PART I GENERAL**

#### **1.01 DESCRIPTION**

This **Existing Modified Asphalt System Re-Roofing Option** incorporates a VersiFleece membrane; VersiGard (black) or VersiGard (white) non-reinforced EPDM, reinforced TPO (white, gray, tan or Special Color TPO) or PVC (white, gray, light gray, slate gray and tan) laminated to non-woven polyester fleece-backing. The membrane is adhered to an acceptable, aged single-ply (Adhered or Mechanically Fastened) roof membrane with Flexible DASH Adhesive applied in extrusions or full spray.

Adjoining sheets of EPDM FleeceBACK membrane are spliced together using 3" or 6" wide factory-applied QA Seam Tape in conjunction with Primer. Sheets of VersiFleece TPO/PVC/KEE HP membrane are joined together with a minimum 1-1/2" wide hot air weld.

#### **1.02 QUALITY ASSURANCE**

- A. This roofing system must be installed by a Versico Authorized Roofing Applicator in compliance with drawings and specifications as approved by Versico SynTec.
- 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. Existing code ratings (FM and UL) will remain the same as the existing roofing system. Consult with local FM or UL representative for further information.

#### **1.03 SUBMITTALS**

- A. Shop drawings must be submitted to Versico by the Versico Authorized Roofing Applicator along with a completely executed Notice of Award (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 the composition of the existing roofing system.
- B. The removal of existing wet insulation and membrane must be specified. The specifier shall select an appropriate and compatible material as a filler for voids created by removal of old insulation or membrane.
- C. On existing modified asphaltic roof where partial removal is specified to remove wet or damaged insulation, priming the structural deck, with a Versico primer, is required where residual asphalt is present to ensure adequate adhesion of the new insulation. In lieu of priming and the use of insulation adhesion, insulation used to fill voids or to replace wet sections may be mechanically fastened.



Existing Asphaltic Roofing Materials	
Smooth BUR	Yes (1)
Gravel BUR	Yes (2) / No (6)
Mineral Cap Sheet	Yes
Granular Modified-Bitumen	Yes
Smooth Modified-Bitumen	Yes
Coal Tar Pitch	Yes (3)
Granular Modified Bitumen APP	Contact Versico
Smooth Modified Bitumen APP	No
Aluminum-Coated BUR	Yes (4)
Unweathered Asphalt	Yes/No (5)

**Table Notes:**

- (1) Existing Smooth BUR must be Type III or IV asphalt if the VersiFleece EPDM, VersiFleece PVC/ KEE HP or VersiFleece TPO membrane is to be installed directly without insulation.
- (2) A minimum 1/2" HP Recovery Board or insulation is required over properly prepared gravel BUR. VersiFleece membrane cannot be installed directly over a gravel/slag surface.
- (3) An insulation providing the necessary R-value must be specified to prevent the coal tar pitch from softening. VersiFleece membranes cannot be installed directly to coal tar pitch.
- (4) Any loose coatings must be removed by power-washing or by physical abrasion prior to the application of Flexible DASH Adhesive. A test installation over the aluminum-coated smooth BUR is recommended to ensure the aluminum coating is fully adhered.
- (5) Splatter, 6" or 12" o.c. beads requires CAV-GRIP 3V for all applications.
- (6) Splatter Application NOT approved

**1.05 WARRANTY**

**VersiFleece Adhered Systems Recover Warranty Options**

Duration of New Warranty	New Membrane Min. Membrane Thickness	Additional Warranty Coverage		
		Accidental Puncture	Hail	
			1" Dia.	2" Dia.
Up to 15 YR	100-mil EPDM/TPO, 115-mil PVC OR 105-mil KEE HP	N/A	√	√(1)(2)
Up to 20 YR (3)(4)	115-mil EPDM/TPO/PVC OR 105-mil KEE HP	16 Hrs (5)	√	√(1)(2)

Notes: N/A= Not Acceptable    √= Acceptable

- (1) Not Available with PVC/KEE HP
- (2) Requires use of Flexible DASH Adhesive in Full Spray or Beads At 4" O.C.
- (3) Field Assessment by Versico local Representative or SRWA (Sustainable Roofing and Waterproofing Alliance) Consultant required, Contact Versico.
- (4) In lieu of standard wind speed this assembly can qualify for 72 mph.
- (5) Use of 145-mil EPDM or 135-mil TPO/PVC can qualify for 32 hrs.

**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. Job site storage temperatures in excess of 90°F may affect shelf life of curable materials (i.e., Flexible

DASH Adhesive – Parts A & B, adhesives, sealants, cleaners, primers, QA Seam Tape, Pourable Sealer, Pressure-Sensitive Flashing and uncured flashing).

- C. When liquid adhesives and sealants are exposed to lower temperatures, restore to a minimum of 60°F before use. Do not store containers with opened lids due to loss of solvent which will occur from flash off.
- D. VersiFleece Membrane should be stored in its original plastic wrap and be covered to protect from moisture. Any moisture absorbed by the fleece-backing must be removed by using a wet-vac system, prior to membrane adhesion.

### **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 as compatible by Versico**, is not the responsibility of Versico and is expressly disclaimed by the Versico Warranty.

### **2.02 MEMBRANE**

**VersiFleece 100, 115, 135 and 145-mil Membrane** incorporates 45-, 60-, or 90-mil thick, VersiGard (black) or VersiGard (white) non-reinforced EPDM or 45-, 60- or 80-mil TPO (white, gray, tan or Special Color TPO) reinforced membrane laminated to a 55-mil thick non-woven polyester fleece-backing resulting in a total finished sheet thickness of 100, 115 or 135 mils. PVC VersiFleece (white, gray, light gray, slate gray and tan) is available in 115 and 135 mils. KEE HP VersiFleece (white, gray, light gray, slate gray and tan) is available in 105, 115 and 135 mils.

For available membrane widths and lengths refer to applicable VersiFleece Specification or Technical Data Bulletins.

### **2.03 RELATED MATERIALS**

- A. Flexible DASH Adhesive, Cleaners, Adhesives, Sealants, Primers, QA Seam Tape, Quick-Applied Flashing, Termination Bars, Versico Insulation, Insulation fasteners and Water Cut-Off Mastic are required for use with this roofing system. Other Versico products, such as metal edgings and copings are also required when a System Warranty is specified.

**Other Products:** Walkway Pads, Pre-Molded Pipe Flashings, LIQUISEAL Liquid Flashing, Corners and Pourable/Molded Sealant 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.

### **3.03 SUBSTRATE PREPARATION**

- A. The VersiFleece membrane may be adhered with Flexible DASH Adhesive directly over existing Modified Asphaltic Sheet. VersiFleece EPDM Adhered Systems (VersiGard black membrane) may be applied directly to the substrate providing asphalt on existing smooth surfaced built-up roof has a softening point above 185°F (85°C).

**Note: Existing Type III or IV smooth asphalt BUR Only**

- B. The substrate must be dry, relatively even, free of protrusions, debris, sharp edges or foreign materials and must be free of accumulated water, ice and snow.
- C. Cut and remove wet insulation, as identified by the specifier, and fill all voids with new insulation of type specified so it is relatively flush (+/- 1/4") with the existing surface.

- D. When installing this roofing system over existing granulated surfaced built-up roof, loose granules must be removed by sweeping, blowing or power brooming.
- E. When installing this roofing system over existing gravel surfaced built-up roof, loose gravel must be removed. Power Brooming or Hydro Vacuuming is recommended by Versico to remove the loose gravel or dirt, which may trap moisture. Any uneven areas of the substrate must be leveled to prevent new insulation from bridging.
- F. Cut and remove all existing flashing materials.
- G. Examine existing system. Cut and remove any crushed or damaged insulation.
- H. A field assessment by Versico Representative or SRWA (Sustainable Roofing and Waterproofing Alliance) Consultant may necessitate additional enhancements beyond those listed herein.

### 3.04 INSTALLATION

Refer to the applicable Safety Data Sheets and Technical Data Bulletins for cautions and warnings.

**Caution: Ensure adequate attachment of the existing roofing system (cap and insulation) in order to not jeopardize the wind uplift performance of the newly installed membrane.**

- A. **Any delaminated or blistered areas must be removed and replaced with Versico Insulation** of equal thickness. Insulation may be mechanically fastened or adhered with Flexible DASH Adhesive, refer to Versico's Technical Manual for fastening density and/or bead spacing.
- B. When loose areas are found in the existing sheet, re-secure as outlined above.
- C. Ensure surface is prepped, cleaned, and ready for adhesive application.
- D. **Membrane Adhesion**
  - 1. VersiFleece Membrane shall be adhered to an aged modified or approved insulation with a two component, extrusion or spray applied, low-rise adhesive supplied by Versico. Flexible DASH Adhesive is applied to the substrate only and the membrane is rolled into the wet adhesive, once it has foamed up approximately 1/8" to 3/4" and begins to "string" when touched with an HP Splice Wipe. Roll the membrane with a 30" wide, 150-pound segmented steel roller to set the membrane into the adhesive.
  - 2. Apply beads at 6" O.C. for field and perimeter when standard wind speed warranty is specified. When 2" diameter hail coverage is required, Flexible DASH must be applied in 4" O.C. beads or Full Spray application.
- E. **Membrane Splicing of VersiFleece Systems**
  - 1. Refer to appropriate splicing procedures published in the VersiFleece Specifications.
- F. **Flashing**
  - 1. All existing loose flashing must be removed prior to the application of new flashing. New membrane flashing must extend above all existing intact flashing but must not conceal weep holes or cover existing through wall counterflashing.  
  
At angle changes along walls, curbs, skylights, etc., for warranties up to 20 years, VersiFleece membrane must be adhered in Flexible DASH Adhesive beads placed directly at the angle change and an additional bead spaced a maximum of 3" away from the first bead (at the angle change) see Detail VF-12.1A and VF -12.2A.
  - 2. Flashing of standard penetrations and edge conditions shall conform to the details in Versico's VersiFleece, EPDM, TPO or PVC Roofing System specifications as applicable.
  - 3. Details not depicted in these publications shall be submitted to Versico for review prior to installation.

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