



VERSI FLEX PVC

GUIDE - SPEC

Mechanically Attached Roofing System

January 2025

This **GUIDE-SPEC** is a brief outline of Versico's VersiFlex™ Mechanically Attached Roofing System requirements and is intended for use as a submittal with a bid package. Specifiers and the Versico Authorized Roofing Contractor must comply with the applicable sections of the Versico Technical Manual, prior to design or bid.

PART I GENERAL

1.01 DESCRIPTION

The **VersiFlex Mechanically Attached Roofing System** incorporates 50, 60 or 80-mil Polyester Reinforced VersiFlex Polyvinyl Chloride (PVC) membrane (white, gray, light gray, slate gray and tan) or Polyester Reinforced VersiFlex KEE HP Membrane (white, gray, light gray, slate gray and tan). Either membrane is available in 10' or 81" wide field sheets and 5' or 40.5" perimeter sheets. All sheets are Mechanically Attached over an approved insulation/underlayment to an acceptable roof deck with the appropriate Versico Fasteners and Fastening Plates. Adjoining sheets of VersiFlex membrane are overlapped and joined together with a minimum 1-1/2" wide heat weld. Membrane fastening requirements are outlined in Warranty Tables in the Thermoplastic Specification.

1.02 QUALITY ASSURANCE

- A. This roofing system must be installed by a Versico Authorized Roofing Contractor in compliance with shop drawings 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 PVC Code Approval Guide, DORA (Directory of Roof Assemblies), FM Approvals or UL Fire Resistance Directory for Roofing Materials and System.

1.03 SUBMITTALS

- A. To ensure compliance with Versico's 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, adhered roofing system projects over 100' in height or projects where the PVC 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 Approval Request 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 Design References DR-01 "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 hot 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, collected 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 toward 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

Table I
Mechanically Attached Membrane Systems
Warranty Options (7)

Years	Thermoplastic Membranes (VersiFlex PVC)				
	55, 72, 80 or 90 mph	100 mph	110 to 120 mph	Minimum Membrane Thickness (6)	Additional Puncture Coverage (2)(8)
	Mech. Attached	Mech. Attached	Mech. Attached		
5,10, or 15 year	√	N/A(1)	N/A	VersiFlex 50-mil (3)	Not Available - 80-mil Membrane Required
20 year	√	N/A	N/A	VersiFlex 60 mil (3)(4)	Not Available - 80-mil Membrane Required
25 year (7)	√	N/A	N/A	VersiFlex 80-mil (3)(5)	Available
30 year (7)	√	N/A	N/A	VersiFlex KEE HP 80-mil	Available

Notes: N/A = Not Acceptable

√= Acceptable

- (1) Contact Versico for specific requirements.
- (2) Limits of Hail/Puncture Coverage to be defined by other Tables.
- (3) VersiFlex FRS membrane can be used in lieu of VersiFlex Polyester reinforced membrane for Adhered Roofing Systems Only.
- (4) VersiFlex KEE HP 50-mil membrane can be used in lieu of VersiFlex 60-mil membrane for Warranties Up to 20 Year.
- (5) VersiFlex KEE HP 60-mil membrane can be used in lieu of VersiFlex 80-mil membrane for Warranties Up to 25 Year.
- (6) All "T-Joints" must be overlaid with appropriate flashing material when using 80-mil membrane.
- (7) Enhancements may be required for certain flashing details. Published details must be referenced for applicable requirements.
- (8) Versico's Accidental Puncture Warranty covers labor hours and material used during the repair. Maximum labor and material hours are dependent upon system design. Refer to the Warranty Availability Quick Reference Guide for coverage.

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 VersiFlex membrane on provided pallets in the 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.
- E. Do not store adhesive containers with opened lids due to the loss of solvent which will occur from flash off.

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

VersiFlex (white, gray, light gray, slate gray and tan) 50-mil (100' long), 60-mil (80' long) or 80-mil (65' long) reinforced Polyvinyl Chloride (PVC) membrane OR VersiFlex KEE HP (white, gray, light gray, slate gray and tan) 50-mil (100' long), 60-mil (80' long) or 80-mil (65' long) polyester reinforced membranes is used for this system. Field membrane sheets are 10' and 81" wide. Perimeter sheets are 40.5" wide. For physical properties of the membrane, refer to Thermoplastic Specification.

2.03 RELATED MATERIALS

VersiFlex Non-Reinforced Flashing, Reinforced Cover Strips, Cut Edge Sealant, Water Cut-Off Mastic, PVC and KEE HP Membrane Cleaner, One-Part Pourable Sealer, Heat Weldable Walkway Pads, Pre-Molded Inside/Outside Corners, Pipe Flashings, LIQUISEAL Liquid Flashing and 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 to minimize construction traffic on completed sections. This will include completion of all flashings, terminations and daily seals.

3.02 ROOF DECK CRITERIA

- 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 Contractor shall not proceed with installation unless defects are corrected.
- C. Refer to Versico Technical Manual for acceptable decks and the applicable Versico Fasteners (when mechanical attachment of insulation is specified).

3.03 SUBSTRATE PREPARATION

- A. On retrofit-recover projects, cut and remove wet insulation, as identified by specifier, and fill all voids with new insulation so it is relatively flush with existing surface.
- B. For all projects, substrate must be even without noticeable high spots or depressions, and must be free of accumulated water, ice or snow.
- C. Clear the substrate of debris and foreign material. Fresh bitumen based roof cement must be removed or concealed.

3.04 INSTALLATION

Refer to the applicable Safety Data Sheets and Technical Data Bulletins for applicable 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 may be used, when specified, to secure Versico Insulation at the specified density outlined in the Versico Technical Manual.

B. Membrane Placement, Attachment and Heat Welding

- 1. A minimum of two perimeter sheet shall be installed at edges of each roof level and 81" wide membrane shall be installed in the field of the roof.
- 2. Membrane sheets shall be Mechanically Attached with the appropriate Versico Fastener/Fastening Plate spaced 6", 12" or 18" on center, depending on project criteria, within the membrane splice. Refer to the Thermoplastic Specification for required number of

perimeter membrane sheets and fastener spacing.

3. Overlap adjacent membrane sheets approximately 5-1/2" at those locations where Fastening Plates are located (along length of the membrane) and a minimum of 2" at end roll sections (width of the membrane).
4. Heat weld the membrane sheets a minimum of 1-1/2" with an Automatic Heat Welding Machine.

C. Additional Membrane Securement

The 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 all other penetrations in accordance with Versico's Details published with Versico's Specifications.

D. Membrane Flashing

1. Use continuous deck membrane where feasible as outlined in appropriate Versico Detail.
2. Non-Fleece membrane 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.
3. On vertical surfaces, such as walls, curbs and pipes, Bonding Adhesive is not required when the flashing height is 12" or less and the membrane is terminated under a metal counterflashing (nailed). When a coping or termination bar is used for vertical terminations, Bonding Adhesive may be eliminated for flashing heights 18" or less.
4. When using the Overlayment Strip to overlay metal edging flanges or fasteners/plates, Versico PVC Membrane Cleaner is used to clean surfaces as needed.
5. Terminate the flashing in accordance with the appropriate Versico Details above anticipated slush line.

Note: if applicable, fleece backing must be removed from the back of the membrane prior to completing compression seal terminations so Water Cut-Off Mastic is applied directly to the membrane surface. Apply heat to the fleece material and scrape to fully remove.

Copyright 2025 Versico

Versico, VersiFlex and LIQUISEAL are Trademarks of Versico

Versico
P. O. Box 1289, Carlisle, PA 17013
Phone: 800-992-7663
www.versico.com

Physical properties of VersiFlex Membrane can be referenced in Part II, "Products" of the Thermoplastic Specification.

Attach copies of the applicable Versico Details that pertain to the individual project to complete a bid package submittal.