
VersiGard®

VersiFleece RapidLock

Form-Spec

January 2025

Note to the User: Some text has been colored and underlined so the specifier can customize a specification for a specific project. This information must be edited by the specifier to create a final draft of the project specification.

PART 1 GENERAL

1.01 DESCRIPTION

- A. The Project Name is located at Address in City and State. Name of Project Manager, Project Manager/Coordinator, is the Owner's Representative and may be contacted regarding any questions or for a pre-bid job site inspection, phone Phone Number.
- B. The project consists of installing Versico's VersiFleece RapidLock (RL) VersiGard (EPDM) 115-mil membrane attached with Velcro® Brand Securable Solutions as outlined below:

(choose the appropriate paragraph and delete remainder)

Apply the VersiFleece RL EPDM Roofing System in conjunction with Insulation Type over the new Deck Type roof deck.

OR

Apply the VersiFleece RL EPDM Roofing System directly to the new Deck Type roof deck.

OR

Apply the VersiFleece RL EPDM Roofing System in conjunction with Insulation Type over the existing Material Type roof.

OR

Apply the VersiFleece RL EPDM Roofing System directly to the existing Material Type roof.

OR

Apply the VersiFleece RL EPDM Roofing System in conjunction with Insulation Type after tear off of the existing Material Type roof to expose the Deck Type for verification of suitable substrate as specified in this specification.

1.02 EXTENT OF WORK

- A. Provide all labor, material, tools, equipment, and supervision necessary to complete the installation of a VersiGard VersiFleece RL EPDM Roofing System including flashings and insulation as specified herein and as indicated on the drawings in accordance with the manufacturer's most current specifications and details.
- B. The roofing contractor shall be fully knowledgeable of all requirements of the contract documents and shall

make themselves aware of all job site conditions that will affect their work.

- C. The roofing contractor shall confirm all given information and advise the building owner, prior to bid, of any conflicts that will affect their cost proposal.
- D. Any contractor who intends to submit a bid using a roofing system other than the approved manufacturer must submit for pre-qualification in writing fourteen (14) days prior to the bid date. Any contractor who fails to submit all information as requested will be subject to rejection. Bids stating "as per plans and specs" will be unacceptable.

1.03 SUBMITTALS

- A. Prior to starting work, the roofing contractor must submit the following:
 - 1. Shop drawings showing layout, details of construction and identification of materials.
 - 2. A sample of the manufacturer's Membrane System Warranty.
 - 3. Submit a letter of certification from the manufacturer which certifies the roofing contractor is authorized to install the manufacturer's roofing system and lists foremen who have received training from the manufacturer along with the dates training was received.
 - 4. Certification of the manufacturer's warranty reserve.
- B. Upon completion of the installed work, submit copies of the manufacturer's final inspection to the specifier prior to the issuance of the manufacturer's warranty.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver materials to the job site in the manufacturer's original, unopened containers or wrappings with the manufacturer's name, brand name and installation instructions intact and legible. Deliver in sufficient quantity to permit work to continue without interruption.
- B. Comply with the manufacturer's written instructions for proper material storage.
 - 1. Store VersiFleece membrane in a dry area. Moisture absorbed by the fleece backing must be removed using a wet-vac system prior to membrane adhesive.
 - 2. Store other materials between 60°F and 80°F in dry areas protected from water and direct sunlight. If exposed to lower temperature, restore to 60°F minimum temperature before using.
 - 3. Store materials containing solvents in dry, well ventilated spaces with proper fire and safety precautions. Keep lids on tight. Use before expiration of their shelf life.
 - 4. Insulation/underlayment must be stored so that it is kept dry and is protected from the elements. Store bundles flat and upright with the bottom of the bundles elevated (2" or more) above the finished surface.
 - 5. Slit the insulation bundle packaging vertically down the center of the two short sides to prevent moisture accumulation within the package. Completely cover the bundle with a waterproof tarp and secure to prevent wind damage and / or displacement.
- D. Any materials which are found to be damaged shall be removed and replaced at the applicator's expense.

1.05 WORK SEQUENCE

- A. Schedule and execute work to prevent leaks and excessive traffic on completed roof sections. Care should

be exercised to provide protection for the interior of the building and to ensure water does not flow beneath or wick into any completed sections of the membrane system.

- B. Do not disrupt activities in occupied spaces.

1.06 USE OF THE PREMISES

- A. Before beginning work, the roofing contractor must secure approval from the building owner's representative for the following:
 - 1. Areas permitted for personnel parking.
 - 2. Access to the site.
 - 3. Areas permitted for storage of materials and debris.
 - 4. Areas permitted for the location of cranes, hoists and chutes for loading and unloading materials to and from the roof.
- B. Interior stairs or elevators may not be used for removing debris or delivering materials, except as authorized by the building superintendent.

1.07 EXISTING CONDITIONS

If discrepancies are discovered between the existing conditions and those noted on the drawings, immediately notify the owner's representative by phone and solicit the manufacturer's approval prior to commencing with the work. Necessary steps shall be taken to make the building watertight until the discrepancies are resolved.

1.08 PRECONSTRUCTION CONFERENCE

- A. A pre-bid meeting will be held at the job site on Date at Time. Contact the owner's representative, Name and Title, at Phone Number if there are any questions.
- B. Prior to bid submittal, the roofing contractor should schedule a job site inspection to observe actual conditions and verify all dimensions on the roof. The job site inspection may occur on the day of the pre-bid meeting or prior to such a meeting. Should access to the roof be necessary before or after the pre-bid meeting, the contractor must contact the owner's representative, Name and Title, at Phone Number to coordinate an appropriate time.
- C. Bids must be forwarded to the following address no later than Time on Date:

Name and Address
- D. Any conditions which are not shown on the shop drawings should be indicated on a copy of the shop drawing and included with bid submittal if necessary to clarify any conditions not shown.

1.09 TEMPORARY FACILITIES AND CONTROLS

- A. Temporary Utilities:
 - 1. Water, power for construction purposes and lighting are/are not available at the site and will/will not be made available to the roofing contractor.
 - 2. Provide all hoses, valves and connections for water from a source designated by the owner when made available.
 - 3. When available, electrical power should be extended as required from the source. Provide all

trailers, connections and fused disconnects.

B. Temporary, Sanitary Facilities

Sanitary facilities will not be available at the job site. The roofing contractor shall be responsible for the provision and maintenance of portable toilets or their equal.

C. Building Site:

1. The roofing contractor shall use reasonable care and responsibility to protect the building and site against damages. The contractor shall be responsible for the correction of any damage incurred as a result of the performance of the contract.
2. The roofing contractor shall remove all debris from the job site in a timely and legally acceptable manner so as to not detract from the aesthetics or the functions of the building.

D. Security:

Obey the owner's requirements for personnel identification, inspection and other security measures.

1.10 JOB SITE PROTECTION

- A. The roofing contractor shall adequately protect building, paved areas, service drives, lawn, shrubs, trees, etc. from damage while performing the required work. Provide canvas, boards and sheet metal (properly secured) as necessary for protection and remove protection material at completion. The contractor shall repair or be responsible for costs to repair all property damaged during the roofing application.
- B. During the roofing contractor's performance of the work, the building owner will continue to occupy the existing building. The contractor shall take precautions to prevent the spread of dust and debris, particularly where such material may sift into the building. The roofing contractor shall provide labor and materials to construct, maintain and remove necessary, temporary enclosures to prevent dust or debris in the construction area(s) from entering the remainder of the building.
- C. Do not overload any portion of the building, by either use of or placement of equipment, storage of debris, or storage of materials.
- D. Protect against fire and flame spread. Maintain proper and adequate fire extinguishers.
- E. Take precautions to prevent drains from clogging during the roofing application. Remove debris at the completion of each day's work and clean drains, if required. At completion, test drains to ensure the system is free running and drains are watertight. Remove strainers and plug drains in areas where work is in progress. Install flags or other telltales on plugs. Remove plugs each night and screen drain.
- F. Store moisture susceptible materials above ground and protect with waterproof coverings.
- G. Remove all traces of piled bulk material and return the job site to its original condition upon completion of the work.

1.11 SAFETY

The roofing contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable local, state and federal requirements that are safety related. **Safety shall be the responsibility of the roofing contractor.** All related personnel shall be instructed daily to be mindful of the full time requirement to maintain a safe environment for the facility's occupants including staff, visitors, customers and the occurrence of the general public on or near the site.

1.12 WORKMANSHIP

- A. Applicators installing new roof, flashing and related work shall be factory trained and approved by the manufacturer they are representing.
- B. All work shall be of highest quality and in strict accordance with the manufacturer's published specifications and to the building owner's satisfaction.
- C. There shall be a supervisor on the job site at all times while work is in progress.

1.13 QUALITY ASSURANCE

- A. The VersiGard Membrane Roofing System must achieve a UL Class A, B or C.
- B. (choose the appropriate paragraph and delete remainder)

The specified roofing assembly must have been successfully tested by a qualified testing agency to resist the design uplift pressures calculated according to

ANSI/SPRI WD-1 "Wind Design Standard Practice for Roofing Assemblies"
American Society of Civil Engineers (ASCE 7)
International Building Code (IBC)
DORA (Directory of Roof Assemblies)

and after multiplying the results with a safety factor of determined by designing professional.

OR

The specified roofing assembly must be rated by Factory Mutual Global (FMG) to meet or exceed the factored uplift pressures outlined in FMG Property Loss Prevention Data Sheet 1-28, and complies with FMG Property Loss Prevention Data Sheet 1-29 for enhancements at the perimeter and corners.

- C. The membrane must be manufactured by the material supplier. Manufacturer's supplying membrane made by others are not acceptable.
- D. Unless otherwise noted in this specification, the roofing contractor must strictly comply with the manufacturer's current specifications and details.
- E. The roofing system must be installed by an applicator authorized and trained by the manufacturer in compliance with shop drawings as approved by the manufacturer. The roofing applicator shall be thoroughly experienced and upon request be able to provide evidence of having at least five (5) years successful experience installing single-ply EPDM roofing systems and having installed at least one (1) roofing application or several similar systems of equal or greater size within one year.
- F. Provide adequate number of experienced workmen regularly engaged in this type of work who are skilled in the application techniques of the materials specified. Provide at least one thoroughly trained and an experienced superintendent on the job at all times roofing work is in progress.
- G. There shall be no deviations made from this specification or the approved shop drawings without the prior written approval of the specifier. Any deviation from the manufacturer's installation procedures must be supported by written certification on manufacturer's letterhead and presented for the specifier's consideration.
- H. Upon completion of the installation, the applicator shall arrange for an inspection to be made by a non-sales technical representative of the membrane manufacturer in order to determine whether or not corrective work will be required before the warranty will be issued. Notify the building owner seventy-two (72) hours prior to the manufacturer's final inspection.

1.14 JOB CONDITIONS, CAUTIONS AND WARNINGS

Refer to Versico's VersiFleece RapidLock Roofing System specification for General Job Site Considerations.

- A. Safety Data Sheets (SDS) must be on location at all times during the transportation, storage and application of materials.
- (Delete red paragraphs below if no Adhesive is required.)
- B. **Do not apply Flexible DASH Adhesive** when surface and/or ambient temperatures are **below 25°F**.
- C. When using DASH Adhesive in non-heated spray equipment, surface and/or ambient temperatures must be 60° F (16° C) or warmer.
- D. The contractor must exercise caution during when spraying adhesive to avoid overspray.
- Use a non-atomizing spray tip such as the Graco Spatter Tip and reduce spray pressure to 500 – 800 psi to increase adhesive droplet size and reduce airborne mist. Maintain hand held wind screens on-site for use as necessary. Extruding Flexible DASH Adhesive is also recommended for the elimination of overspray concerns.
- E. When positioning membrane sheets, exercise care to locate all field splices away from low spots and out of drain sumps. All field splices should be shingled to prevent bucking of water.
- F. When loading materials onto the roof, the Versico Authorized Roofing Applicator must comply with the requirements of the building owner to prevent overloading and possible disturbance to the building structure.
- G. Proceed with roofing work only when weather conditions are in compliance with the manufacturer's recommended limitations, and when conditions will permit the work to proceed in accordance with the manufacturer's requirements and recommendations.
- H. Proceed with work so new roofing materials are not subject to construction traffic. When necessary, new roof sections shall be protected and inspected upon completion for possible damage.
- I. Provide protection, such as 3/4 inch thick plywood, for all roof areas exposed to traffic during construction. Plywood must be smooth and free of fasteners and splinters.
- J. The surface on which the insulation or roofing membrane is to be applied shall be clean, smooth, dry, and free of projections or contaminants that would prevent proper application of or be incompatible with the new installation, such as fins, sharp edges, foreign materials, oil and grease.
- J. New roofing shall be complete and weather tight at the end of the work day. Care must be taken to avoid wicking water through the fleece by properly sealing exposed edges of the membrane
- K. Contaminants such as grease, fats and oils shall not be allowed to come in direct contact with the roofing membrane.

1.15 WARRANTY

- A. Provide manufacturer's 5 year, 10 year, 15 year, or 20 year Total System Warranty covering both labor and material with no dollar limitation. The maximum wind speed coverage shall be peak gusts of 55, 72, 80, or 90 mph measured at 10 meters above ground level. Certification is required with bid submittal indicating the manufacturer has reviewed and agreed to such wind coverage.

Note:

Warranty Length	Minimum Membrane Thickness
5, 10, 15, or 20 year	115-mil Sure Seal VersiFleece RL

- B. Warranty shall also cover leaks caused by accidental punctures:
1. 16 man-hours per year for 115-mil VersiFleece RL.

- C. [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.](#)
- D. Warranty shall also cover leaks caused by hail:
 - 1. Hail up to 2" diameter hail when 115-mil VersiFleece RL is installed.
- E. Pro-rated System Warranties shall not be accepted.
- F. Evidence of the manufacturer's warranty reserve shall be included as part of the project submittals for the specifier's approval.

PART 2 PRODUCTS

2.01 GENERAL

- A. All components of the specified roofing system shall be products of Versico or accepted by Versico as compatible.
- B. Unless otherwise approved by the specifier and accepted by the membrane manufacturer, all products (including adhesives, insulation, fasteners, fastening plates and edgings) must be **manufactured and supplied** by the roofing system manufacturer and covered by the warranty.

2.02 MEMBRANE

- A. Furnish VersiFleece RapidLock (RL) VersiGard (EPDM) 115-mil membrane. The membrane shall conform to the minimum physical properties of ASTM D4637-96, Type III (Fabric-backed membrane). Membrane sheets are 10' wide and 50' or 100' long and incorporate factory-applied splice tape (FAT) along the length of the membrane.
- B. Dynamic Puncture Resistance (ASTM D5635-04a) of 20 joules for 115-mil.
- C. Static Puncture Resistance (ASTM D120) of 19 lbf for 115-mil.

2.03 INSULATION/UNDERLAYMENT

- A. The VersiFleece Rapidlock Roofing System requires a RapidLock insulation product along with additional layers of non-RapidLock insulation mechanically fastened to the substrate in accordance with manufacturer's published specifications.
- B. Insulation shall be [Type of Insulation](#) as supplied by Versico. Minimum R-value required is [Note R-Value. \(choose the appropriate RapidLock insulation product below and delte remainder\)](#)
 - 1. **Versico MP-H RL Polyisocyanurate** – A foam core insulation board covered on both sides with a glass fiber-reinforced felt facer (GRF) meeting ASTM C 1289, Type II, Class 1, Grade 2 (20 psi). The product is available in 4' x 8' standard size with a thickness of 2.0 inch and 2.6 inch. MP-H RL has an additional "hook" facer to be used with the "loop" fleece of the VersiFleece RL membrane.
 - 2. **Versico SecurShield RL Polyisocyanurate** – A foam core insulation board covered on both sides with a premium coated glass facer (CGF) meeting ASTM C 1289, Type II, Class 2, Grade 2 (20 psi). The product is available in 4' x 8' standard size with a thickness of 2.0 inch and 2.6 inch. MP-H RL has an additional "hook" facer to be used with the "loop" fleece of the VersiFleece RL membrane.

3. **Versico SecurShield HD RL Cover Board**– a rigid insulation panel composed of a high-density, closed-cell polyisocyanurate foam core laminated to moisture resistant coated-glass fiber-mat facer for use as a cover board or recover board meeting ASTM 1289, Type II, Class 4, Grade 1 (80 psi). Available 1/2” thick 4’ x 8’ panel weight 11 lbs with an R-value of 2.5. SecurShield HD RL has an additional “hook” facer to be used with the “loop” fleece of the VersiFleece RL membrane.
4. **Versico SecurShield HD Composite RL Polyiso** – a rigid roof insulation panel composed of a top layer of high-density, closed cell foam, and a bottom layer of 20 psi closed cell foam. Both layers are laminated to a coated glass facer. SecurShield HD Composite RL has an additional “hook” facer to be used with the “loop” fleece of the FleeceBACK RL membrane; May be used as a cover board in compliance with ASTM C1289 Type II, Class 4, Grade 1 (109 psi max.) or as base insulation meeting ASTM C1289 Type II, Class 2, Grade 2 (20 psi). The product is available in 47.5” x 95.5” (1206 mm x 2425 mm) and 47.5” x 47.5” (1206 mm x 1206 mm) in 2” to 2.5” thickness in .5” increments.

(choose the appropriate additional insulation product, to meet R-Value, below and delete remainder)

1. **Versico Versicore MP-H Polyisocyanurate** – A foam core insulation board covered on both sides with a medium weight fiber-reinforced felt facer meeting ASTM C 1289-06, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4’ x 8’ standard size with a thickness from 1 to 4 inches. 4’ x 4’ tapered panels are also available.
2. **Versico SecurShield Polyisocyanurate**– A foam core insulation board covered on both sides with a coated glass fiber mat facer meeting ASTM C 1289-06, Type II, Class 2, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4’ x 8’ standard size with a thickness from 1 to 4 inches. 4’ x 4’ tapered panels are also available.
3. **Versico SecurShield Eco** – A bio-based (5%), rigid roof insulation panel composed of a closed-cell polyisocyanurate foam core bonded to high performance, coated glass facers (CGF). Achieves a UL Class A fire rating direct to combustible deck. ASTM C 1289, Type II, Class 2, Grade 2 (20 psi) or Grade 3 (25 psi), available in 4’ x 8’ standard size with a thickness from 1 to 4 inches. 4’ x 4’ tapered panels are also available.
4. **InsulFoam I (EPS: Expanded Polystyrene)** – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type I. Nominal density of 1.0 lbs/cubic ft (pcf) available in 4’ x 4’ or 4’ x 8’ sizes with thickness from ¼” to 40”. Custom lengths, widths and tapered boards are available. Specified beneath Versico Recovery Board, DensDeck Prime, Securock or DEXCell.
5. **InsulFoam VIII (EPS: Expanded Polystyrene)** – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type VIII. Nominal density of 1.25 lbs/cubic ft (pcf) available in 4’ x 4’ or 4’ x 8’ sizes with thickness from ¼” to 40”. Custom lengths, widths and tapered boards are available. Specified beneath Versico Recovery Board, DensDeck Prime, Securock or DEXCell.
6. **InsulFoam II (EPS: Expanded Polystyrene)** – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type II. Nominal density of 1.5 lbs/cubic ft (pcf) available in 4’ x 4’ or 4’ x 8’ sizes with thickness from ¼” to 40”. Custom lengths, widths and tapered boards are available. Specified beneath Versico Recovery Board, DensDeck Prime, Securock or DEXCell.
7. **InsulFoam IX (EPS: Expanded Polystyrene)** – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type IX. Nominal density of 2.0 lbs/cubic ft (pcf) available in 4’ x 4’ or 4’ x 8’ sizes with thickness from ¼” to 40”. Custom lengths, widths and tapered boards are available. Specified beneath Versico Recovery Board, DensDeck Prime, Securock or DEXCell.
8. **XPS: Extruded Polystyrene** – Available through Versico is dimensionally stable with high thermal and low water absorption performance capability. XPS is available in varying compressive strengths thicknesses and sizes. Refer to specific product data sheets for physical properties and additional

technical information. Specified beneath Versico Recovery Board, DensDeck Prime, Securock or DEXCell.

- a. Thermapink 18 or 25 Extruded Polystyrene
 - b. Foamular 400 or Durapink Extruded Polystyrene
 - c. Dow Recovermate, Dow Styrofoam Deckmate, or Dow Styrofoam Deckmate Plus Extruded Polystyrene
9. **Versico Recovery Board** - A 1/2" or 1" thick high-density wood fiberboard with an asphalt coated facer for use as a recover board. Available 1/2" or 1" thick and 4' x 4' or 4' x 8' size boards.

2.04 FASTENING COMPONENTS

To be used for mechanical attachment of insulation and to provide additional membrane securement:

(Delete the Fastener/Insulation Plate OR Adhesives which will not be used)

A. Fasteners, Plates and Bars

1. **InsulTite Fasteners:** A threaded #12 fastener with #3 phillips drive used for insulation attachment into steel or wood decks.
2. **Insulation Fastening Plates:** a nominal 3 inch diameter plastic or metal plate used for insulation attachment.
3. **SecurFast Insulation Fastening Plates:** a nominal 2-7/8 inch Hex metal plate used for insulation attachment.

B. Insulation Adhesive:

(Note to Specifier: For the VersiFleece RapidLock Roofing System, the "hook and loop" technology eliminates the need for an adhesive for the main membrane and it is suggested that layers of insulation be mechanically fastened to the substrate, thereby eliminating all adhesives from the roofing system. However, as an option, Flexible DASH may be used for directly adhering the first and second layer of insulation to a concrete deck.)

(choose the appropriate paragraph and delete remainder)

1. **Flexible DASH Adhesive:** An elongating impact resistant two component insulating urethane adhesive used to attach insulation. Packaging formats include 50 and 15 gallon drums, 5 gallon jugs, Dual Tank and Dual Cartridge.
 - a. Adhesive to provide 150% elongation in conjunction with fleece backed membrane – ASTM D412
 - b. MDI content of Part A material less than 25%

2.05 ADHESIVES, CLEANERS AND SEALANTS

All products shall be furnished by Versico and specifically formulated for the intended purpose.

(Note to Specifier: For the VersiFleece RapidLock Roofing System, the "hook and loop" technology eliminates the need for an adhesive for the main membrane and it is suggested that layers of insulation be mechanically fastened to the substrate.)

(Delete the Adhesive, Primer or Cleaner which will not be used)

- A. **Versico Weathered Membrane Cleaner:** A clear, solvent-based cleaner used to loosen and remove dirt

and other contaminants from the surface of exposed EPDM membrane (for repairs, etc.) prior to applying EPDM Primer. Weathered Membrane Cleaner can also be used when applying Splicing Cement. Available in 1 and 5-gallon pails.

- B. **VersiGard (Black or White) Quick Applied Seam Tape (Factory Applied):** A 3" or 6" wide (used for Mechanically Fastened Roofing Systems and 20-year Warranty Systems) by 100' long splice tape used for splicing adjoining sections of EPDM membrane. Complies with the South Coast Air Quality Management District Rule 1168.
- C. **EPDM Primer:** A solvent-based primer used to prepare the surface of EPDM membrane for application of Splice Tape or Pressure-Sensitive products. Available in 1 gallon pails.
- D. **Low VOC EPDM Primer -** A low VOC (volatile organic compound) primer (less than 250 grams/liter) for use with Seam Tape or Pressure-Sensitive products. Available in 1 gallon pails.
- E. **Lap Sealant:** A black, heavy-bodied material used to seal the exposed edges of a membrane splice. A pre-formed Lap Sealant tool is included in each carton of Lap Sealant. Available in tubes.
- F. **Water Cut-Off Mastic:** A one-component, low viscosity, self wetting, Butyl blend mastic used as a sealing agent between the EPDM membrane or Elastoform Flashing and applicable substrates. Available in tubes.
- G. **Pourable Sealer:** A black, two-component, solvent-free, polyurethane based product used for tie-ins and as a sealant around hard-to-flash membrane penetrating objects such as clusters of pipes and for a daily seal when the completion of flashings and terminations cannot be completed by the end of each work day.
- H. **One-Part Pourable Sealer:** Available in black or white, a one-component, moisture curing, elastomeric polyether sealant used for attaching lightning rod bases and ground cable clips to the membrane surface and as a sealant around hard-to-flash penetrations such as clusters of pipes.
- I. **Universal Single-Ply Sealant** A one-part polyether, non-sagging sealant designed for sealing expansion joints, control joints and counterflashings. Available in white only.

(choose the appropriate Primer and delete remainder)

- J. **CCW 702 or CCW 702-LV:** A single component, solvent based, high-tack primer used to provide maximum adhesion between Versico VapAir Seal 725TR Air and Vapor Barrier and an approved substrate. Applied by spray or long nap roller with a coverage rating ranging from approximately 300 to 350 square feet per gallon on smooth finishes (i.e., concrete) to 75 square feet per gallon on porous surfaces (i.e., DensDeck Prime gypsum board). Available in 5-gallon containers. CCW 702LV Primer contains less than 250g/L VOCs and meets South Coast Air Quality Management District (SCAQMD) and Leadership in Energy and Environmental Design (LEED) Requirements for Volatile Organic Compounds.
- K. **Versico CAV-GRIP 3V Low-VOC Aerosol Contact Adhesive/Primer:** a low-VOC, methylene chloride-free adhesive that can be used for a variety of applications including: enhancing the bond between Versico's VapAir Seal 725TR and various substrates and priming unexposed asphalt prior to applying Flexible DASH Adhesive. Coverage rate is approximately 2,000-2,500 sq. ft. per #40 cylinder and 4,000-5,000 sq. ft. per #85 cylinder as a primer, in a single-sided application and 750 sq. ft. per #40 cylinder and 1,500 sq. ft. per #85 cylinder as an adhesive for vertical walls, in a double-sided application.

2.06 METAL EDGING AND MEMBRANE TERMINATIONS

(Choose the appropriate type of metal edging or membrane termination and delete the types which will not be used)

- A. **General:** All metal edging s shall be tested and meet ANSI/SPRI ES-1 standards and comply with International Building Code.

(The products below have been grouped by suppliers and performance priority, as well as their code ratings. Make your selection and delete remainder.)

B. (Drexel Metal Supplied -Remove name after selection)

1. **VersiTrim 400:** a coping or fascia, snap-on edge system consisting of a 22 gauge galvanized metal water dam and .040" thick aluminum, Kynar 500 finish or 24 gauge steel, Kynar 500 finish. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified.
2. **VersiTrim 4000:** a metal fascia system with a 20 gauge steel retainer bar and .040" thick aluminum, Kynar 500 or 24 gauge steel, Kynar 500 finish fascia. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified.

C. (OMG Supplied -Remove name after selection)

1. **VersiTrim 300:** a coping or fascia, snap-on edge system consisting of a 24 gauge galvanized metal water dam and .050" or .063" thick Kynar 500, clear and colored anodized finish or 24 gauge steel, Kynar 500 finish. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. Coping FM Approved 1-90 with 20 ga. Cleat, 1-180 with 16 ga. Cleat. Fascia FM Approved 1-225.
2. **VersiTrim 3000:** a metal fascia system with a 20 gauge steel retainer bar and .032", .040" or .050" thick aluminum or 24 gauge galvanized steel fascia. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. 3000 Coping FM Approved 1-465 with .050 aluminum retainer, 1-180 with 20 ga. Steel retainer. 3000 XT Coping FM Approved 1-315.

D. (Metal Era Supplied – Remove name after selection)

1. **VersiTrim 200:** a coping or fascia, snap-on edge system consisting of a 24 gauge galvanized metal water dam and .040", .050" or .063" thick Kynar 500, clear and colored anodized finish or 24 gauge steel, Kynar 500 finish. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. Coping FM Approved 1-90. Fascia FM Approved 1-195.
2. **VersiTrim 2000:** a metal fascia system with an extruded aluminum anchor bar and .040" thick aluminum or 24 gauge galvanized steel fascia. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. 2000 Fascia FM Approved 1-645. 2000 Extended Fascia FM Approved 1-270. 2000 Canted Fascia FM Approved 1-270.

E. (Metal Era Supplied – Remove name after selection)(NO FM Rating Available)

1. **VersiTrim One Fascia:** A snap-on edge system consisting of a 20 gauge retainer bar, corrosion resistant fasteners and a 24 gauge or 0.040 aluminum Kynar finished fascia cover. A spring clip holds the fascia cover in place. Available in sizes up to 8" fascia height 12' long. Metal fascia color shall be designated by the Owner's Representative. ANSI/SPRI ES-1 Certified.
2. **VersiTrim One Coping:** A snap-on coping edge system consisting of a 24 gauge retainer bar (face side only), corrosion resistant fasteners and a 24 gauge or 0.040 aluminum Kynar finished coping cover. The coping cover is secured by clipping on the retainer bar and fastened on the backside with corrosion resistant fasteners (with rubber washer). Available for wall thicknesses up to 30". Metal coping cap color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified.

F. **Drip Edge:** a metal fascia/edge system with a 22 or 24 gauge continuous anchor cleat and .032 inch thick aluminum or 24 gauge steel fascia. Metal fascia color shall be as designated by the Owner's Representative.

G. **VersiTrim Coping:** incorporates a 20 gauge anchor cleat with 4 pre-slotted holes, a concealed joint cover and 10 foot continuous sections of coping cap; can accommodate minimum 5 " wide parapet walls. Metal coping cap color shall be as designated by the Owner's Representative.

H. **Termination Bar:** a 1" wide and .098" thick extruded aluminum bar pre-punched 6" on center; incorporates a sealant ledge to support Lap Sealant and provide increased stability for membrane terminations.

- I. **VersiTrim Term Bar Fascia:** A 1.75" wide formed aluminum termination bar with pre-slotted fastening holes for ease of locating and installing. The decorative cover is available in 0.040" aluminum or 24-gauge galvanized steel. VersiTrim Term Bar Fascia is manufactured in 12' lengths for fewer joints/seams, fewer sections to handle and faster installation.

2.07 WALKWAYS

Protective surfacing for roof traffic shall be VersiGard Quick Applied Walkway Pads (with factory applied tape on the underside of the walkways) adhered to the VersiFleece membrane after priming with EPDM Primer or Low VOC EPDM Primer or concrete pavers loose laid over an approved slip sheet (pavers not recommended for slopes greater than 2" in 12").

2.08 OTHER MATERIALS

- A. **Versico VapAir Seal 725TR Air & Vapor Barrier / Temporary Roof:** 725TR is a 40-mil composite consisting of 35-mils of self-adhering rubberized asphalt factory laminated to a 5-mil polyethylene film with an adhesion textured surface. 725TR roll dimensions are 39" x 75' and the product is applied after priming an acceptable substrate with CCW 702 or 702LV orCAV-GRIP 3V.
- B. **Versico VapAir Seal MD Air and Vapor Barrier:** a reinforced composite aluminum foil with self-adhesive SBS backing and removable poly release film. Used for direct application over metal decks. Available in rolls 42.5" wide by 131.23" long (460 square feet).
- C. (Metal Flashing, if required, and miscellaneous items needed to fulfill the project requirements)

PART 3 EXECUTION

3.01 GENERAL

- A. Comply with the manufacturer's published instructions for the installation of the membrane roofing system including proper substrate preparation, job site considerations and weather restrictions.
- B. Position sheets to accommodate contours of the roof deck and shingle splices to avoid bucking water.

3.02 VAPOR RETARDERS

- A. **General:**

The use of a vapor retarder to protect insulation and reduce moisture accumulation within an insulated roofing assembly should be investigated, especially on projects with high interior humidity, such as, swimming pools, breweries, pulp mills, etc.
- 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.
- C. On cold storage/freezer facilities, the perimeter details must be selected to provide an air seal and prevent outside air from infiltrating and condensing within the roofing assembly.
- D. Consult the latest publications by ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.) and NRCA (National Roofing Contractors Association) for specific information.
- E. If insulation is to be adhered to the vapor retarder with Flexible DASH Adhesive, the vapor retarder must be compatible and shall be fully adhered to the substrate. Available products include Versico supplied "peel

and stick” rubberized asphalt membrane with compatible film coating (Versico’s VapAir Seal 725 Air and Vapor Barrier), and spray or roller applied butyl coatings. Installation requirements for Versico’s VapAir Seal 725 Air and Vapor Barrier are identified in Versico published specification.

F. VapAir Seal 725TR Installation:

1. **Surface Preparation:** Concrete shall be in place for 7 days minimum and the substrate must be dry. The surface shall have a smooth finish and be free of voids, spalled areas, sharp protrusions, loose aggregate, laitance and form release agents. In the event of rain, concrete must be allowed to dry before primer is applied.
2. **Primer:** Surfaces to receive Versico VapAir Seal 725TR Air and Vapor Barrier must be clean and dry. Prime with [CCW 702 or 702LV or CAV-GRIP 3V](#) Primer. Apply Primer by spray, brush or with a long nap roller at the applicable coverage rate noted above. At 75° F allow primer to dry 1 hour minimum. Primer has a satisfactory cure when it will not transfer when touched. Prime only areas to be waterproofed the same day. Re-prime if area becomes dirty.
3. **Application:** Apply Versico VapAir Seal 725TR Air and Vapor Barrier from low to high point, in a shingle fashion, so that laps will shed water. Overlap all edges at least 2-1/2". End laps shall be staggered. Place membrane carefully so as to avoid wrinkles and fishmouths. Immediately after installation, roll with a 100-150 pound weighted steel roller.
4. **Insulation Installation:** Ensure surface of Versico VapAir Seal 725TR Air and Vapor Barrier is dry prior to installing insulation. Place insulation over the surface and [mechanically fasten to the roof deck or adhere to the vapor barrier with Flexible DASH Adhesive](#) in accordance with this Versico Specification.

- G. For metal decks, VapAir Seal MD Air and Vapor Barrier is specifically designed for direct application to fluted steel decks. It may also be used in conjunction with either Versico’s CAV-GRIP 3V on vertical wall surfaces, such as structural concrete, gypsum, Securock, DensDeck Prime, DensDeck StormX Prime, DEXCell and plywood substrates.

H. VapAir Seal MD Installation:

1. **Surface Preparation:** The surface shall have a smooth finish and be free of voids, spalled areas, sharp protrusions, loose aggregate, laitance and form release agents. In the event of rain, concrete must be allowed to dry before primer is applied.
2. **Primer:** Surfaces to receive VapAir Seal MD Air and Vapor Barrier must be clean and dry. Prime with [CCW 702 or 702LV or CAV-GRIP 3V](#) Primer. Apply Primer by spray, brush or with a long nap roller at the applicable coverage rate noted above. At 75° F allow primer to dry 1 hour minimum. Primer has a satisfactory cure when it will not transfer when touched. Prime only areas to be waterproofed the same day. Re-prime if area becomes dirty.
3. **Application:** Apply VapAir Seal MD Air and Vapor Barrier to the metal deck from low to high point, in a shingle fashion, so that laps will shed water. Overlap all edges at least 2-1/2". End laps shall be staggered. Place either a 6" wide section of 24 gauge sheet metal or a 6" wide section of VapAir Seal MD directly on the metal under each end lap, perpendicular to the end lap, to ensure a solid surface to roll the end lap together. Seams and end laps must be rolled with a 2" seam roller or stand-up seam roller. Place membrane carefully so as to avoid wrinkles and fish mouths. Immediately after installation, broom the sheet to ensure proper contact to the metal.
4. **Insulation Installation:** Ensure surface of VapAir Seal MD Air and Vapor Barrier is dry prior to installing insulation. Place insulation over the surface and mechanically fasten to the roof deck in accordance with this Versico Specification.

3.03 INSULATION PLACEMENT

- A. Secure insulation to the substrate with [Flexible DASH Adhesive or mechanical fasteners](#) in accordance with

the manufacturer's specifications.

- B. Install insulation or membrane underlayment over the substrate with boards butted together. Stagger joints both horizontally and vertically if multiple layers are provided.

(Delete paragraph below if mechanically fastening to substrate.)

- C. Fill joints or gaps greater than 1/4 inch with Flexible DASH Adhesive.

3.04 MEMBRANE PLACEMENT AND BONDING

- A. Prior to membrane placement, the surface of the RapidLock insulation must be cleaned of dust and other foreign matter using a fine push broom or a blower.

(Choose Option 1 or Option 2, delete remainder.)

(Option 1)

- B. Remove the RapidLock fleece release film 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 splitting or tearing.
- C. Roll the membrane onto the substrate at an angle while avoiding wrinkles. When applying the VersiFleece RL EPDM membrane, it is recommended to maintain a large curve (radius) on the leading edge of the membrane. This will help eliminate creases and bubbles that cannot be removed after the sheet is in place.
- D. Broom the sheet and then roll the membrane in place starting using a 150-lb roller from the middle of the 10'-0" wide sheet and working towards the outer edge.
- E. Fold back the remaining half of the sheet and repeat the above process.

(Option 2)

- B. Pull both release liners off simultaneously from underneath the membrane at a low angle.
- C. Broom the sheet and then roll the membrane in place starting using a 150-lb roller from the middle of the 10'-0" wide sheet and working towards the outer edge.
- D. Position and unroll successive sheets and align to provide for a minimum 3 inch wide splice. At end laps (along the width of the sheet), membrane shall be butted together and overlaid with 6" wide VersiGard Quick-Applied Cured Cover Strip or Quick-Applied Overlayment Strip.
- E. Install adjoining membrane sheets in the same manner, overlapping edges approximately 4 inches. Do not apply bonding adhesive to the splice area.

3.05 MEMBRANE SPLICING

- A. **General**

The VersiFleece membrane has selvage edges (the fleece-backing is discontinued) and factory-applied splice tape along the length of the sheet for membrane splicing. Selvage edges are not provided along the width of the membrane; adjoining membrane sheets are butted together and overlaid with 6" wide Quick-Applied Cured Cover Strip or Quick-Applied Overlayment Strip. As an option, sheets can be rotated 90 degrees to form a cap sheet to eliminate flashing overlay.

- B. **Membrane Splicing with Factory-Applied Seam Tape**

1. Position membrane sheet to allow for required splice overlap. Mark the bottom sheets with an indelible marker approximately 1/4" to 1/2" from the top sheet edge. The pre-marked line on the membrane edge can also be used as a guide for positioning splice tape.

2. When the membrane is contaminated with dirt, fold the top sheet back and clean the dry splice area (minimum 3" wide) of both membrane sheets by scrubbing with clean natural fiber rags saturated with Weathered Membrane Cleaner.
3. Apply EPDM Primer or Low VOC EPDM Primer to splice area and permit to flash off.
4. When adhering Factory applied Quick Applied Seam Tape (QAT), pull the poly backing from QAT beneath the top sheet and allow the top sheet to fall freely onto the exposed primed surface. Press top sheet on to the bottom sheet using firm even hand pressure across the splice towards the splice edge
5. For end laps, apply 3" or 6" Quick Applied Seam Tape to the primed membrane surface in accordance with the manufacturer's specifications. Remove the poly backing and roll the top sheet onto the mating surface.
6. Tape splices must be a minimum of 2-1/2" wide using 3" wide Seam Tape extending 1/8" minimum to 1/2" maximum beyond the splice edge. Field splices at roof drains must be located outside the drain sump.
7. Immediately roll the splice using positive pressure when using a 2" wide steel roller. Roll across the splice edge, not parallel to it. When VersiGard QAT is used, Versico's Stand-Up Seam Roller can be used to roll parallel to the splice edge.
8. **At all field splice intersections**, apply Lap Sealant along the edge of the membrane splice to cover the exposed Quick Applied Seam Tape 2" in each direction from the splice intersection. Install Versico's Quick Applied "T" Joint Covers or a 6" wide section (with rounded corners) of Versico Quick Applied Uncured Flashing over the field splice intersection.

3.06 FLASHING

- A. Wall and curb flashing shall be cured EPDM membrane. Continue the deck membrane as wall flashing where practicable. Use Quick Applied Curb Wrap when possible to flash curb units.
- B. Follow manufacturer's typical flashing procedures for all wall, curb, and penetration flashing including metal edging/coping and roof drain applications.

3.07 WALKWAYS

- A. Install walkways at all traffic concentration points (such as roof hatches, access doors, rooftop ladders, etc.) and all locations as identified on the specifier's drawing.
- B. Adhere walkways to the membrane in accordance with the manufacturer's specifications.

Note: Pavers are not recommended when the roof slope exceeds 2 inches in 12 inches

3.08 DAILY SEAL

- A. On phased roofing, when the completion of flashings and terminations is not achieved by the end of the work day, a daily seal must be performed to temporarily close the membrane to prevent water infiltration.

Note: A temporary seal should be performed at the conclusion of daily work and use of the appropriate method will vary based on project and project conditions. Contact Versico for various methods that may be utilized.

3.09 CLEAN UP

- A. Perform daily clean up to collect all wrappings, empty containers, paper, and other debris from the project site. Upon completion, all debris must be disposed of in a legally acceptable manner.

- B. Prior to the manufacturer's inspection for warranty, the applicator must perform a pre-inspection to review all work and to verify all flashing has been completed as well as the application of all caulking.

END OF SPECIFICATION