

**G U I D E - S P E C****VersiFleece® AC EPDM****Mechanically-Fastened Roofing System**

January 2026

This **GUIDE-SPEC** is a brief outline of VersiFleece AC EPDM Mechanically-Fastened Roofing System requirements and is intended for use as a submittal with a bid package. Specifiers and Versico Authorized Roofing Contractors must comply with the specification and details contained in Versico's Technical Manual.

**PART I GENERAL****1.01 DESCRIPTION**

The **VersiFleece AC EPDM Mechanically-Fastened Roofing System** incorporates the use of Mechanically-Fastened AC EPDM Membrane to recover various existing roof systems. The membrane assembly can also be used for new construction or when existing roofing material is to be removed. The AC membrane combines VersiGard EPDM membrane with 7.5 ounce per square yard, non-woven polyester polypropylene blended fleece-backing. Without an underlayment, the membrane can be installed directly over a smooth surfaced BUR, mineral surfaced cap sheet, modified bitumen, or an acceptable single-ply membrane and mechanically fastened to an acceptable steel or wood deck.

Securement of membrane will be with Versico HPV Fasteners and Polymer Plates or HPVX Fasteners and HPVX Plates spaced a maximum of 12" on center in the field of the roof area. As an alternate to the Polymer and HPVX Plates, Versico Metal Fastener Bar or Polymer Bar may be substituted. Membrane securement to other types of decks will require approval from Versico based upon pullout values achieved.

A salvage edge (fleece-backing is discontinued) is provided on one edge along the length of the membrane with 6" wide Quick-Applied Tape (QAT) for splicing the membrane together.

**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 AC 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, adhered roofing system projects over 50' 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.
  2. Projects where 20 or 25-year System Warranties or wind speed coverage greater than 72 mph are specified.

**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. Interior moisture generated due to the construction process or from the operation of the building could adversely impact various components within the roofing assembly if not addressed. Refer to Versico Technical Manual for industry recommendations.



### 3.01 GENERAL

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 Contractor 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 or base sheets is specified).

### 3.03 SUBSTRATE REQUIREMENTS

- A. The membrane may be installed over an existing smooth surfaced asphalt built-up roof (Type III or IV Asphalt), modified bitumen or mineral surfaced cap sheet and mechanically fastened to the roof deck with Carlisle Fasteners/ Plates or Bars for up to a 15 year warranty.
- B. The substrate must be dry, relatively smooth, and free of protrusions, debris, sharp edges or foreign materials, accumulated water, ice and snow. Cracks or voids in the substrate greater than 1/4" must be filled with a suitable material.
- C. Cut and remove wet insulation as identified by the specifier and fill all voids with new insulation, so that it is flush with the existing roofing assembly.

### 3.04 INSTALLATION

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

#### A. Membrane Installation

1. VersiGard VersiFleece AC Membrane shall be positioned over the existing roof surface and mechanically fastened to the roof deck with Versico Fasteners and Plates or Bars spaced a maximum of 12" on center in the field of the roof area. Placement of the securement will be along the edge without a salvage edge.
2. **Perimeter Securement Requirements**

The membrane shall be secured around the building perimeter using additional rows of Versico Fasteners and Plates or Bars positioned along the centerline of the 10' wide sheets as follows:

VersiGard Quick-Applied Cured Cover Strips (in conjunction with V-150 or Low-VOC EPDM Primer) shall be used to overlay the fasteners and plates.

Adjoining sheets of VersiGard VersiFleece AC Membrane are overlapped approximately 6" along the length of the membrane (at the selvage edge) where fastening plates will be located.

3. **End Laps**

At end laps (along the width of the sheet), membranes shall be butted together which will be overlaid with 6"wide Quick-Applied Cured Cover Strip and a 12" wide Quick-Applied Uncured EPDM Flashing.

#### B. 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 in the Versico Technical Manual.

#### C. Membrane Flashing

1. Flash all walls and curbs with VersiFleece AC or cured VersiGard membrane. Uncured VersiGard EPDM 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.
2. When using the VersiGard Quick-Applied Cured Cover Strip to overlay metal edging flanges or fasteners/plates, Versico Weathered Membrane Cleaner is used to clean surfaces as needed. Apply Versico V-150 or Low-VOC EPDM Primer prior to applying Quick-Applied Cover Strip.

#### D. Metal Work

1. Terminate the flashing in accordance with the appropriate Versico Details above anticipated slush line.

**Note:** 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.

2. Versico recommends a VersiTrim Metal Edging/Coping, or Drip Edge for membrane termination. Installation instruction sheets are available from Versico.
3. Metal work by others, when specified, must be fastened to prevent the metal from pulling free or buckling, and sealed to prevent moisture from entering the roofing system or building. **Unless supplied by Versico, the performance and integrity of metal work by others is not included in this specification and is excluded from the Versico warranty.**
4. **On retrofit projects**, existing counterflashing, edging, expansion joint covers, copings, etc., shall not be reused unless investigated by the specifier to determine its compliance to Versico's current details.

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

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