

1.01 FLASHINGS

- A. Provide flashing pans under all above grade showers.
- B. Provide flashings when required for all openings in exterior walls.
- C. Provide flashings for all roof drains, floor drains, scuppers.
- D. Provide flashings and sleeves, 2" above floor, for all openings in laboratory and teaching/commercial kitchen floors.

1.02 MEMBRANE WATERPROOFING

- A. Membrane waterproofing 10 mil. minimum shall be provided under concrete topping in above grade mechanical rooms and any habitually wet areas.

1.03 ROOFS

A. Designers should provide a complete roof plan of each roof area and provide large-scale details clearly showing relationships between membranes, flashings, counter flashings, expansion joints, perimeter metal work, roof accessories, roof-top equipment, any interruptions of the membrane, and all penetrations. Do not call for "typical details." Copper roof shall be 16oz. or minimum required to comply with the most current applicable wind load and Copper Development Association CDA standards. Match existing copper roof profile.

B. The following guidelines should be incorporated into the design and specifications for new or replacement roofs:

1. New roofs should be built with a minimum pitch of 1/4 in/ft.
2. Replacement roofs should be built with a minimum pitch of 1/8 in/ft.
3. Flat built-up roofs should use the following bituminous materials:
 - Type I asphalt - 1/4 in/ft maximum pitch.
 - Type II asphalt - 1/4 - 1 1/2 in/ft pitch.
 - Type III asphalt - 1 - 3 in/ft pitch.
 - Type III or IV asphalt - vertical flashings.

4. Coal tar pitch and modified coal tar pitch are not to be used on Edison facilities.

5. Drains through decks shall have a horizontal leg below the deck.

Note: All products used on Edison State College projects must be in compliance with the most current applicable edition of the Florida Building Code.

6. Use of a vapor retarder below the roof insulation should be considered where the indoor relative humidity during winter months is expected to exceed 45%. Controlled environments such as art galleries, animal rooms, libraries and some laboratory spaces would fall in such a category.
7. Spray foam roofing systems should only be considered after discussing the extenuating circumstances with and to the satisfaction of *Owner*.
8. Single-ply roofing systems should be chosen with care. Only those materials that have a proven record of success will be specified for the Edison campus.
9. Ballasted roof systems should be specified only after a careful analysis of the roof structure. It has been found that some of the existing roofs cannot adequately carry the ballast called for by some manufacturers.
11. Pavers should be used to stabilize ballast at high wind erosion points. Verify existing structural conditions prior to paver installation.
12. Ballast should be 3/4" to 1-1/2" rounded river gravel. Specifications should call for sample submittals before delivery to the site. Specifications should be especially attentive to the cleanliness of the gravel.
13. Pavers should be used along pedestrians traffic areas such as the routes used by service mechanics to reach roof-top equipment.
14. Protection should be provided to single-ply membranes subject to mechanical damage from dropped tools, equipment, or mechanical equipment covers. Likewise, protection should be provided in areas subject to chemical attack from lubricants or exhaust fan emissions.
15. Wood blocking is to be pressure treated.
16. Specifications should call for flood testing where possible.
17. Exterior Gutters, downspouts, and flashings should be sixteen (16) ounce copper.
18. Roof designs will comply with the most current applicable Florida building Codes. When computing the thermal transmittance, aged "R" values should be used.
19. The designer should call for a guarantee by the contractor of at least two (2) years. The guarantee shall cover all elements of the project and stipulate that the contractor will be on the job within twenty-four (24) hours to make repairs to reported leaks. The designer should call out for a warranty from the roof manufacturer and recommend approval to Owner after review. The designer is to consult with Owner regarding the exact terms of the warranty depending on the roof system selected.

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