1 General Considerations

1.1 Unless noted otherwise, roof membranes shall be built-up, cold applied, modified bitumen, with a granular surface.

1.2 Roofing systems must come with a minimum 20 year warranty that will not be voided as a result of maintenance and repair work being performed by our own roofing shop.

1.3 It must be assured that our maintenance personnel will be able to purchase appropriate materials from the manufacturer for regular maintenance operations.

1.4 Roofing system will allow for a refurbishment prior to the expiration of the warranty that will be accompanied by a full warranty extension.

1.5 Protective walking surfaces should be provided where foot traffic is anticipated for maintenance of equipment and other activity on the roof.

Note: There are approximately 180 buildings on campus, including residence halls. If the useful life of a roof is 20 years (typical for EPDM), then we will be replacing nine roofs on campus every year. The implications of moving to roofing systems that offer a longer useful life and extending each of those roofs even further via a refurbishment would reduce the number of roofing projects in any year by half. This can have tremendous implications. Beyond the reduced disruption of traffic flow, noise and vibrations within the building, damage to landscaping, consider the damage that is done to roof decks as old roofing is torn off and penetrations are made to secure new systems in place.

Numerous roofing materials promise longer useful life than EPDM. In general, this is a “you get what you pay for” scheme. However, modified bitumen systems provide an enhanced ability to accept a refurbishment project. They can, typically, be topped with more of the same material and, in most cases, the warranty can be extended.

The impact of a refurbishment project on the building and on campus is significantly less than a tear off and replace project. Typically, flashings will be restored, isolated areas of wet insulation may be removed, if necessary, and a new coating will be applied over the existing roof. It is entirely possible for us to double the time period between complete tear-offs and thereby reduce by half the number of re-roof projects on campus during any roofing season.