



## 1. Performance Requirements

- .1 Roofing and waterproofing shall conform to the requirements of the Roofing Contractors Association of British Columbia (RCABC) Standards, as outlined in the RCABC Roofing Practices Manual.
- .2 All new and re-roofing assemblies shall pursue the RCABC third party five (5) or ten (10) year guarantee (RGC Guarantee). Confirm desired warranty standard for each specific project with FMGT. Close-out submittals from the Contractor shall include all Warrantee certificates and documentation addressed to the Owner, registered in the Owner's name, and shall include copies of all inspection and testing reports where applicable.
- .3 An independent roofing inspection agency shall be retained by UVIC to satisfy the requirements of the RGC Guarantee. UVIC will cover all costs for inspection and testing services as required to satisfy the RGC Guarantee. Re-inspection and testing required as a result of failures or faulty workmanship (re-work) by the Contractor shall be paid for by the Contractor. The Contractor shall be required to coordinate all roofing work in cooperation with the inspection agency to satisfy the inspection requirements of the RGC Guarantee.
- .3 Low slope roofs shall typically be designed as IRMA or MIRMA assemblies. Conventional roof assemblies (exposed membrane) are not preferred and shall be avoided wherever possible. Where protected (inverted) membrane assemblies are utilized, ballast and overlay materials shall be easily removable to suit maintenance and repairs. Cast-in-place concrete or asphalt overlays are not acceptable
- .4 All low slope roofing shall have a minimum of 2% slope to drain.
- .5 Provide one (1) overflow scupper per roof drain where roof parapets exceed 100mm in height. Scuppers are to be a minimum of 3" in diameter.
- .6 Provide walking paths from service access hatches, ladders or access stairs to all rooftop equipment which requires servicing. Walkways to typically be 2'x2'x2" precast concrete pavers on adjustable pedestals. Cast-in-place concrete or duckboards are not acceptable.
- .7 Performance standards for roof insulation shall be as per the minimum requirements as described in Section 7.3. Protection board shall be provided between all insulation and membrane layers.
- .8 Where conventional roof assemblies are required for special circumstances, vapor retarders shall be fully adhered modified bitumen sheet membranes.
- .9 Provide termination bars to mechanically secure all membrane up-turns. Provide counter-flashings as required to protect exposed leading edges.
- .10 Gum-lips, pitch pockets, and other sealant dependent detailing shall be avoided wherever possible. Provide drawing details showing upstands for all penetrations.



- .11 In re-roofing projects, all debris shall be disposed of through a contained waste chute. Debris shall never be thrown from a rooftop in any circumstance.