

Roof Restoration – (07 56 60)

1. All applicable parts of the General Roofing Specification (Section 07 30 00) shall be included in this section.
2. Assessment of existing roofs
 - 2.1. A roofing system shall be determined as restorable by the Designer when any of the following conditions exist:
 - 2.1.1. When the existing roof is determined to be in fair condition.
 - 2.1.2. When only minor repairs are needed.
 - 2.1.3. When existing roof has not presented unreasonable roof leaks.
 - 2.1.4. If no significant surface damage has occurred to roof.
3. Roof Slope Use as defined in Part 7, General Roofing Specification (07 30 00)
 - 3.1. Restoration can be used on the following roof slopes:
 - 3.1.1. Low Slope
 - 3.1.2. Transitional Slope
 - 3.1.3. High Slope, in accordance with the manufacturer's limitations and testing data.
4. Repair or replacement of roof, not to contradict Part 6, General Roofing Specification (07 30 00)
 - 4.1. If a roof does not meet condition(s) for repair / restore then roof replacement is the only required and allowed action.
5. Demolition requirements
 - 5.1. All items as found in Part 10, General Roofing Specification (07 30 00).
 - 5.2. No special demolition requirements for roof restorations.
6. Repair of Existing Roof
 - 6.1. Determine if the roof is covered by a manufacturer's warranty.
 - 6.1.1. Contact local manufacturer's representative for directive regarding repairs to maintain warranty coverage.
 - 6.2. If no manufacturer's warranty, then all repairs will be made with "like" materials of existing roof following manufacturer's installation requirements.
 - 6.3. All work shall comply with National Roofing Contractors Association (NRCA) recommendations.

7. Smooth Surface Built Up Roof (except for APP Smooth)
 - 7.1. Substrate preparation as required by coating manufacturer for warranty.
 - 7.2. An approved fluid applied roof coating system shall be used in accordance to the selected roof coating system in compliance with other sections of these specifications.
 - 7.3. Coating system to be applied shall incorporate a minimum one ply of polyester fabric.
 - 7.4. Coating manufacturer to provide 20 year no dollar limit (NDL) labor and material warranty.
 - 7.5. A two year minimum material and labor warranty shall be provided by the Contractor.
8. Granulated Cap Sheet Built Up Roof
 - 8.1. Substrate preparation as required by coating manufacturer for warranty.
 - 8.2. An approved fluid applied roof coating system shall be used in accordance to the selected roof coating system in compliance with other sections of these specifications.
 - 8.3. Coating system to be applied shall incorporate a minimum one ply of polyester fabric.
 - 8.4. Coating manufacturer to provide 20 year no dollar limit (NDL) material and labor warranty.
 - 8.5. A two year minimum material and labor warranty shall be provided by the Contractor.
9. Single Ply Membrane
 - 9.1. Substrate preparation as required by coating manufacturer for warranty.
 - 9.2. An approved fluid applied roof coating system shall be used in accordance to the selected roof coating system in compliance with other sections of these specifications.
 - 9.3. Coating manufacturer to provide 20 year no dollar limit (NDL) labor and material warranty. Coating system to be applied shall incorporate one ply of polyester fabric.

- 9.4. Coating manufacturer to provide 20 year no dollar limit (NDL) labor and material warranty.
10. Closeout Documents
 - 10.1. All items as found in Part 16, General Roofing Specification (07 30 00).
11. Preventative Maintenance Criteria
 - 11.1. All items as found in Part 17, General Roofing Specification (07 30 00).
12. Budgeting cost ranges
 - 12.1. This part shall apply only to SFB budgeting and economic projections and analysis. Not to be used for anything else
 - 12.2. Budget costing for Roof Restoration system is as follows:
 - 12.2.1. Low-range: \$3.00 - \$3.50 per square foot.
 - 12.2.2. Mid-range: \$3.50 – \$4.25 per square foot.
 - 12.2.3. High-range: \$4.25 - \$5.50 per square foot.
 - 12.3. Life cycle costing estimates (per year per SF)
 - 12.3.1. There are no life cycle costs in this part as too many variables exist to quantify.
13. Expected End of Life (EOL) for roof restorations should be no less than 20-years if properly maintained and inspected regularly.