

Specification Review Checklist

SFB Roofing Performance Specification Type:

Thermoplastic-Polyolefin Roofing (TPO)

07 54 23

This checklist can be used for new construction and building renewal grant projects

Project: _____

Revised 12/22/20

Checked	Specification	Paragraph	Comments	Field Acceptance
<input type="checkbox"/>	SFB recommendation	This checklist refers to the SFB General Roofing Specification 07 30 00 numerous times which needs to be followed.		
<input type="checkbox"/>	General Roofing Performance Specification Para. 2.1.4	The Architect shall provide to the SFB at the first kickoff meeting or pre-design award meeting the SFB Performance Specifications which will be used as a guideline to supplement the Architect's roofing specification before proceeding with their design. Performance Specification	Optional: Use the SFB NC kickoff meeting agenda form for BRG pre-design award meeting with the District's representatives.	
<input type="checkbox"/>	General Roofing Performance Specification Para. 2.1.9	Has the Architect signed their Shop Drawing review stamp?		
<input type="checkbox"/>	General Roofing Performance Specification Para. 1.2	Has a roof assessment been performed? If so, who performed this? If an assessment by the District has not been performed by others, has this Project's Architect or SFB Liaison performed their assessment in the field prior to the start of design?		
<input type="checkbox"/>	General Roofing Performance Specification Para. 1.2.5 & 6.5	Has roof coring been performed with pictures?		
<input type="checkbox"/>	General Roofing Performance Specification Para. 1.2.6.2	Has a pre-design award Meeting with the Assessor, Project Architect, District & the SFB been held to define a direction for a scope of work?	Optional: Use the SFB NC kickoff meeting agenda form for BRG pre-design award meeting with the District's representatives.	
<input type="checkbox"/>	General Roofing Performance Specification Para. 1.3.1	Has the Assessor provided a schedule for this project within 5 days of their notice to proceed?		

<input type="checkbox"/>	SFB recommendation	Has the Architect or Liaison verified the existing condition? If so, can a coating be applied to extend this roof another 3-5 years?		
<input type="checkbox"/>	SFB recommendation	Has the Architect or Liaison verified the interior existing finishes showing signs of water intrusion from the roof?		
<input type="checkbox"/>	General Roofing Performance Specification Para. 8	Has a Structural Engineer reviewed the as found condition & scope of work prior to the start of design?		
<input type="checkbox"/>	SFB recommendation	Has a Mechanical Engineer reviewed the as found condition & scope of work prior to the start of design?		
<input type="checkbox"/>	General Roofing Performance Specification Para. 12	The manufacturer cannot be specified in the District's IFB		
<input type="checkbox"/>	General Roofing Performance Specification Para. 2.2.1	If the project requires multiple site visits within a week, this situation shall be reported to the SFB. One visit per week is required.		
<input type="checkbox"/>	General Roofing Performance Specification Para. 2.4.1	All weekly reports by the bidder's foreman or local manufacturer representative must be submitted to the Architect and the SFB. If the manufacturer's local representative is not available, a 3 rd party QA/QC representative may be provided by the District and funded by the SFB.	Has the manufacturer been copied on these reports?	
<input type="checkbox"/>	General Roofing Performance Specification Para. 3.1.1.1	The SFB shall discuss with the Registrar of Contractors open & resolved actions with the Architect as part of the contractor's qualifications prior to award of contract.		
<input type="checkbox"/>	General Roofing Performance Specification Para. 6.2	The Architect shall provide written justification for a roof replacement or restoration in lieu of repair.		
<input type="checkbox"/>	General Roofing Performance Specification Para. 9.1.	All new roof installations require compliance to the minimum R/CI values found in IECC.		
<input type="checkbox"/>	General Roofing Performance Specification Para. 10.3.2	Have the existing HVAC curb heights been verified? Are taller curbs required?		
<input type="checkbox"/>	General Roofing Performance Specification Para. 13.1	If only the roofing membrane is replaced, it is the manufacturer's responsibility to verify the condition of the existing roofing system to prevent discrepancies in their warranty.		
<input type="checkbox"/>	General Roofing Performance Specification Para. 2.1.1-2.1.7	A roof shall be determined as failed when any of the following conditions exists: loss of surface granules, visible fibers/felts, curling edges, hips & ridges leaking & failed underlayment.		

<input type="checkbox"/>	SFB recommendation	Has the Architect included the assessed discrepancies in their design package for this project?		
<input type="checkbox"/>	SFB recommendation	Are there existing solar panels on the roof? Please refer to SFB Rooftop Solar Policy		
<input type="checkbox"/>	TPO 07 54 23 Spec. Para. 1, 3, 4, 5.1, 9 & 10	The roof slopes are critical. Flat & excessive roof slopes are not acceptable.		
<input type="checkbox"/>	TPO 07 54 23 Spec. Para. 7.3	The high wall treatment is important. The TPO membrane on high walls shall not be roofed to a height where the roof can be seen from the ground.		
<input type="checkbox"/>	TPO 07 54 23 Spec. Para. 8.2.4	The TPO roofing system is acceptable as an overlay over an existing roofing system, as determined by the Designer.		
<input type="checkbox"/>	TPO 07 54 23 Spec. Para. 8.3.4.	The TPO roofing system shall have a twenty (20) year, no dollar limit (NDL) material and labor warranty to be provided by the manufacturer.		
<input type="checkbox"/>	TPO 07 54 23 Spec. Para. 8.3.5.	A 2 year minimum material & labor warranty shall be provided by the contractor.		
<input type="checkbox"/>	TPO 07 54 23 Spec. Para. 8.3.1.	The TPO system shall meet ASTM Standard Specification D-6878, 60 mil minimum thickness with a minimum of a 20 year warranty.		
<input type="checkbox"/>	SFB recommendation	Roof top areas at egress points, walkways & around roof top equipment to be serviced shall receive a double coat lock granule system. Mil thickness is required to be 80 mil when part of the foot path as determined by the District & the SFB.		
<input type="checkbox"/>	SFB recommendation	Has the Architect's design package been submitted to the District, Liaison and the Structural & Mechanical Engineers?		
<input type="checkbox"/>	Pre-construction	Has this design package been reviewed by the Structural and Mechanical Engineers?		
<input type="checkbox"/>	Pre-construction	Has the Architect's roof field observation been submitted to the Liaison?		
<input type="checkbox"/>	Bid process	Has the District's procurement department received the approved design drawings and specifications?		
<input type="checkbox"/>	Bid process	Has the District advertised these documents?		
<input type="checkbox"/>	Bid process	Is the Liaison part of this procurement selection process?		
<input type="checkbox"/>	Bid process	The District shall include the requirement of payment & performance bonds.		
<input type="checkbox"/>	General Roofing Performance Specification Para. 2.1.7	Have the manufacturer's wind load calculations been included in the Bid documents?		
<input type="checkbox"/>	Pre-construction	If any manufacturer misses out on the Pre-bid meeting, it's the bidder's responsibility to make sure the		

		manufacturer visits the site so a warrant document can be provided with the bid.		
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DISTRICT NAME DISTRICT ACKNOWLEDGEMENT DATE

SFB LIAISON NAME SFB LIAISON ACKNOWLEDGEMENT DATE

ARCHITECT NAME ARCHITECT ACKNOWLEDGEMENT DATE