

TECHNICAL BULLETIN

TARGET MARKET ROOFING



BUILDING TRUST



Subject: Roofs with Delayed Overburden Installation

21-08

Introduction

A Sika Sarnafil waterproofing system is usually specified for plaza deck and green roof installations, and the waterproofing policies apply. Typically, the pavers or growth media and vegetation are installed immediately following the waterproofing system. However, there are some cases where the overburden installation is delayed.

This occurs when the overburden is planned, but not immediately installed. It is delayed for months or years after the roof system installation. The owner plans to install a conventional roof system and may decide to install pavers or a green roof over it at some time in the future. This policy applies to paver plaza decks and green roofs with growth media up to 12" (30.5 cm). Green roofs with growth media in excess of 12" (30.5 cm) and other hardscape are not acceptable for phased construction, and therefore, are not covered under this policy.

Roof System Requirements for Delayed Overburden Installation

1. Assembly:

- a. Polyisocyanurate insulation or extruded polystyrene insulation adhered to structural concrete with Sarnacol® insulation adhesive, or mechanically fastened to concrete, steel, wood deck, or other decks.
- b. Vector Mapping Grid (VMG) must be installed if the deck is non-conductive (wood, cementitious wood fiber, gypsum, etc.) or if a vapor barrier has been installed.
- c. A cover board (approved gypsum-based or high density polyisocyanurate) adhered to the insulation with Sarnacol insulation adhesive.
- d. Minimum 60-mil thick Sarnafil® G 410 adhered with Sarnacol® adhesive to the DensDeck® Prime or Securock®. Refer to the relevant guide specification regarding the use of polystyrene insulation and adhesives.
- e. Flashing details must be designed to ensure that terminations will be a minimum of 8" (20.3 cm) above the anticipated top of the overburden to be installed. For vegetative covers, if this flashing height requirement cannot be met, then a stone or concrete paver border will be required at all curbs, parapets, and penetrations.
- f. All other Sika Sarnafil specifications and details apply. Deviations are not allowed unless accepted by a Sika Sarnafil technical representative in advance.

2. Quality Assurance

- a. The roof must be clean and free of debris.
- b. The exposed roof membrane must be inspected by a Sika Sarnafil technician prior to the installation of subsequent layers or growth media. Electronic leak detection (ELD) must be performed immediately prior to the installation of the overburden. A Sika Sarnafil technician and the original installing Sika Authorized Applicator (unless otherwise approved in writing by Sika Sarnafil) must be present during the ELD test to make repairs and have them re-tested. The cost of the ELD test in addition to a \$500 re-inspection fee is the owner’s responsibility. Owner must sign an ELD Testing Agreement. Failure to make repairs following the ELD test will void the warranty.
- c. The roof must be fully protected from all aspects of overburden installation including, but not limited to, motorized and non-motorized equipment traffic, foot traffic, and material staging.

3. Warranty

- a. When the conventional roof assembly is installed, a final inspection is conducted and a roofing warranty is issued according to the normal procedure.
- b. The building owner must notify Sika Sarnafil in writing that overburden is going to be installed at least 30 days prior to the installation. At the time that the overburden is installed, the owner must transfer the roofing warranty to a waterproofing warranty. The roofing warranty must be returned to Sika Sarnafil. A \$100 administrative fee for the transfer is required.
- c. An additional warranty fee will be charged. The basis for the additional charge is converting the roofing system warranty to a waterproofing system warranty. Converting from or to warranties other than these (e.g. Single-Source) will be handled on a case by case basis. The additional warranty fee will be calculated as follows:

Years Roof Warranty in Effect	Multiply Original Roof Warranty Fee by:	Equals Additional Warranty Fee
0.5 – 1.5	1.4	
1.6 – 2.5	1.3	
2.6 – 3.5	1.2	
3.6 – 4.5	1.1	
4.6 – 5	1.0	

Contact Sika Sarnafil for additional years.

- d. Once the warranty length is established for the original conventional roof, it cannot be extended.

Unplanned Overburden Installations over Existing Sika Sarnafil Roof Systems

This applies to conventional Sika Sarnafil roof systems that are under warranty over which the owner would like to install overburden. The possibility of installing overburden was not considered at the time of the roof installation.

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Under no circumstances can there be insulation plates and fasteners directly below the membrane. Mechanically attached systems cannot be covered with overburden.

Sika Sarnafil must review the existing roof system to determine acceptability for installation of a green roof. If it is determined to be acceptable, items 2, 3b., 3c., and 3d. above apply.

If the roof is determined to be unacceptable for a green roof installation, and the owner wishes to proceed, the roofing warranty will be null and void.