

**SECTION 07 54 23  
THERMOPLASTIC POLYOLEFIN (TPO) ROOFING**

**PART 1 - GENERAL**

**1.1 SUMMARY**

A. Section Includes:

Thermoplastic Polyolefin (TPO) sheet roofing adhered to insulated roof deck as required for mechanical work being done on the roof.

**1.2 RELATED WORK**

A. Section 07 22 00, ROOF AND DECK INSULATION: Roof Insulation.

**1.3 APPLICABLE PUBLICATIONS**

A. Comply with references to extent specified in this section.

B. American National Standards Institute/Single-Ply Roofing Institute (ANSI/SPRI):

FX-1-16.....Standard Field Test Procedure for Determining the Withdrawal Resistance of Roofing Fasteners.

C. American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI):

7-16.....Minimum Design Loads for Buildings and Other Structures.

D. American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. (ASHRAE):

90.1-13.....Energy Standard for Buildings Except Low-Rise Residential Buildings.

E. ASTM International (ASTM):

C67-20.....Sampling and Testing Brick and Structural Clay Tile.

C140/C140M-20a.....Sampling and Testing Concrete Masonry Units and Related Units.

C1371-15.....Determination of Emittance of Materials Near Room Temperature Using Portable Emissometers.

C1549-16.....Determination of Solar Reflectance Near Ambient Temperature Using a Portable Solar Reflectometer.

D1876-08(2015)e1.....Peel Resistance of Adhesives (T-Peel Test).

D4263-83(2018).....Indicating Moisture in Concrete by the Plastic Sheet Method.

D4434/D4434M-15.....Poly(Vinyl Chloride) Sheet Roofing.

D6878/D6878M-13.....Thermoplastic Polyolefin Based Sheet Roofing.

- E408-13.....Total Normal Emittance of Surfaces Using  
Inspection-Meter Techniques.
- E1918-16.....Measuring Solar Reflectance of Horizontal and  
Low-Sloped Surfaces in the Field.
- E1980-11(2019).....Calculating Solar Reflectance Index of  
Horizontal and Low-Sloped Opaque Surfaces.
- F. Cool Roof Rating Council (CRRC):  
1-20.....Product Rating Program.
- G. National Roofing Contractors Association (NRCA):  
Manual-19.....The NRCA Roofing Manual: Membrane Roofing  
Systems.
- H. U.S. Department of Agriculture (USDA):  
BioPreferred® Program Catalog.
- I. UL LLC (UL):  
580-06.....Tests for Uplift Resistance of Roof Assemblies.  
1897-20.....Uplift Tests for Roof Covering Systems.
- J. U.S. Department of Commerce National Institute of Standards and  
Technology (NIST):  
DOC PS 1-19.....Structural Plywood.  
DOC PS 2-18.....Performance Standard for Wood-Based  
Structural-Use Panels.
- K. U.S. Environmental Protection Agency (EPA):  
Energy Star.....ENERGY STAR Program Requirements for Roof  
Products Version 3.0.

#### **1.4 SUBMITTALS**

- A. Submittal Procedures: Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA,  
AND SAMPLES.
- B. Submittal Drawings:
1. Roof membrane layout.
  2. Roofing membrane seaming and joint details.
  3. Roof membrane penetration details.
  4. Base flashing and termination details.
- C. Manufacturer's Literature and Data:
1. Description of each product.
  2. Minimum fastener pullout resistance.
  3. Installation instructions.
  4. Warranty.
- D. Samples:

1. Roofing Membrane: 150 mm (6 inch) square.
2. Base Flashing: 150 mm (6 inch) square.
3. Fasteners: Each type.
4. Roofing Membrane Seam: 300 mm (12 inches) square.
- E. Certificates: Certify products comply with specifications.
  1. Fire and windstorm classification.
- F. Qualifications: Substantiate qualifications comply with specifications.
  1. Installer, including supervisors with project experience list.
  2. Manufacturer's field representative with project experience list.
- G. Field quality control reports.
- H. Temporary protection plan. Include list of proposed temporary materials.
- I. Operation and Maintenance Data:
  1. Maintenance instructions.

#### **1.5 QUALITY ASSURANCE**

- A. Installer Qualifications:
  1. Approved by roofing system manufacturer as installer for roofing system with specified warranty.
  2. Regularly installs specified products.
  3. Installed specified products with satisfactory service on five similar installations for minimum five years.
    - a. Project Experience List: Provide contact names and addresses for completed projects.
  4. Employs full-time supervisors experienced installing specified system and able to communicate with Contracting Officer's Representative and installer's personnel.
- B. Manufacturer's Field Representative:
  1. Manufacturer's full-time technical employee or independent roofing inspector.
  2. Individual certified by Roof Consultants Institute as Registered Roof Observer.

#### **1.6 DELIVERY**

- A. Deliver products in manufacturer's original sealed packaging.
- B. Mark packaging, legibly. Indicate manufacturer's name or brand, type, and manufacture date.
- C. Before installation, return or dispose of products within distorted, damaged, or opened packaging.

**1.7 STORAGE AND HANDLING**

- A. Comply with NRCA Manual storage and handling requirements.
- B. Store products indoors in dry, weathertight facility.
- C. Store adhesives according to manufacturer's instructions.
- D. Protect products from damage during handling and construction operations.
- E. Products stored on the roof deck must not cause permanent deck deflection.

**1.8 FIELD CONDITIONS**

- A. Environment:
  - 1. Product Temperature: Minimum 4 degrees C (40 degrees F) for minimum 48 hours before installation.
  - 2. Weather Limitations: Install roofing only during dry current and forecasted weather conditions.

**1.9 WARRANTY**

- A. Construction Warranty: FAR clause 52.246-21, "Warranty of Construction."
- B. Manufacturer's Warranty: Warrant roofing system against material and manufacturing defects and agree to repair any leak caused by a defect in the roofing system materials or workmanship of the installer.
  - 1. Warranty Period: 10 years.

**PART 2 - PRODUCTS****2.1 SYSTEM DESCRIPTION**

- A. Roofing System: Thermoplastic Polyolefin (TPO) sheet roofing adhered to insulated roof deck.

**2.2 SYSTEM PERFORMANCE**

- A. Design roofing system to match existing.

**2.3 PRODUCTS - GENERAL**

- A. Provide roof system components from one manufacturer.
- B. Roof system components to match existing.

**2.4 TPO ROOFING MEMBRANE**

- 1. TPO Sheet: ASTM D6878/D6878M, internally fabric or scrim reinforced, 1.5 mm (60 mils) thick, with no backing.

**2.5 MEMBRANE ACCESSORY MATERIALS**

- A. Sheet Flashing: Manufacturer's standard sheet flashing of same material, type, reinforcement, thickness, and color as TPO sheet membrane.

- B. Factory Formed Flashings: Inside and outside corners, pipe boots, and other special flashing shapes to minimize field fabrication.
- C. Bonding Adhesive: Manufacturer's standard, water based.
- D. Metal Termination Bars: Manufacturer's standard, stainless-steel or aluminum, 25 mm wide by 3 mm thick (1-inch wide by 1/8 inch thick) factory drilled for fasteners.
- E. Battens: Manufacturer's standard, galvanized or galvanized steel sheet, 25 mm wide by 1.3 mm thick (1-inch wide by 0.05 inch thick), factory punched for fasteners.
- F. Fasteners: Manufacturer's standard coated steel with metal or plastic plates, to suit application.
- G. Primers, Sealers, T-Joint Covers, Lap Sealants, and Termination Reglets: As specified by roof membrane manufacturer.
- H. Adhesive and sealant materials recommended by roofing system manufacturer for intended use, identical to materials utilized in approved listed roofing system, and compatible with roofing membrane.

## **2.6 ACCESSORIES**

- A. Temporary Protection Materials:
  - 1. Expanded Polystyrene (EPS) Insulation: ASTM C578.
  - 2. Plywood: NIST DOC PS 1, Grade CD Exposure 1.
  - 3. Oriented Strand Board (OSB): NIST DOC PS 2, Exposure 1.

## **PART 3 - EXECUTION**

### **3.1 EXAMINATION**

- A. Examine and verify substrate suitability with roofing Installer and roofing inspector present.
  - 1. Verify roof penetrations are complete, secured against movement, and firestopped.
  - 2. Verify roof deck is adequately secured to resist wind uplift.
  - 3. Verify roof deck is clean, dry, and in-plane ready to receive roofing system.
- B. Correct unsatisfactory conditions before beginning roofing work.

### **3.2 PREPARATION**

- A. Complete roof deck construction before beginning roofing work:
  - 1. Curbs, blocking, edge strips, nailers, cants, and other components to which insulation, roofing, and base flashing is attached in place ready to receive insulation and roofing.

2. Coordinate roofing membrane installation with flashing work and roof insulation work so insulation and flashing are installed concurrently to permit continuous roofing operations.
  3. Complete installation of flashing, insulation, and roofing in same day except for the area where temporary protection is required when work is stopped for inclement weather or end of workday.
- B. Dry out surfaces that become wet from any cause during progress of the work before roofing work is resumed. Apply materials to dry substrates, only.
- C. Broom clean roof decks. Remove dust, dirt and debris.
- D. Remove projections capable of damaging roofing materials.
- E. Concrete Decks, except Insulating Concrete:
1. Test concrete decks for moisture according to ASTM D4263 before installing roofing materials.
  2. Prime concrete decks. Keep primer back 100 mm (4 inches) from precast concrete deck joints.
  3. Allow primer to dry before application of bitumen.
- F. Existing Membrane Roofs and Repair Areas:
1. Comply with requirements in Section 07 01 50.19 PREPARATION FOR REROOFING.

### **3.3 TEMPORARY PROTECTION**

- A. Install temporary protection consisting of a temporary seal and water cut-offs at the end of each day's work and when work is halted for an indefinite period or work is stopped when precipitation is imminent.
- B. Install temporary cap flashing over top of base flashings where permanent flashings are not in place to protect against water intrusion into roofing system. Securely anchor in place to prevent blow off and damage by construction activities.
- C. Temporarily seal exposed insulation surfaces within roofing membrane.
1. Apply temporary seal and water cut off by extending roofing membrane beyond insulation and securely embedding edge of the roofing membrane in 6 mm (1/4 inch) thick by 50 mm (2 inches) wide strip of temporary closure sealant. Weight roofing membrane edge with sandbags, to prevent displacement; space sandbags maximum 2400 mm (8 feet) on center.
  2. Direct water away from work. Provide drainage, preventing water accumulation.

3. Check daily to ensure temporary seal remains watertight. Reseal open areas and weight down.
- D. Before the work resumes, cut off and discard portions of roof membrane in contact with temporary seal.
  1. Cut minimum 150 mm (6 inches) back from sealed edges and surfaces.
- E. Remove sandbags and store for reuse.

### **3.4 INSTALLATION - GENERAL**

- A. Install products according to manufacturer's instructions and approved submittal drawings.
  1. When manufacturer's instructions deviate from specifications, submit proposed resolution for Contracting Officer's Representative consideration.
- B. Comply with NRCA Manual installation requirements.
- C. Comply with UL 580 for uplift resistance.
- D. Do not allow membrane and flashing to contact surfaces contaminated with asphalt, coal tar, oil, grease, or other substances incompatible with TPO.

### **3.5 ROOFING INSTALLATION**

- A. Install the membrane so the sheets run perpendicular to the long dimension of the insulation boards.
- B. Begin installation at the low point of the roof and work towards the high point. Lap membrane shingled in water flow direction.
- C. Position the membrane free of buckles and wrinkles.
- D. Roll membrane out; inspect for defects as membrane is unrolled. Remove defective areas:
  1. Lap edges and ends of sheets 50 mm (2 inches) or more as recommended by the manufacturer.
  2. Heat weld laps. Apply pressure as required. Seam strength of laps as required by ASTM D4434/D4434M.
  3. Check seams to ensure continuous adhesion and correct defects.
  4. Finish seam edges with beveled bead of lap sealant.
  5. Finish seams same day as membrane is installed.
  6. Anchor membrane perimeter to roof deck or parapet wall as indicated on drawings.
  7. Repair areas of welded seams where samples have been taken or marginal welds, bond voids, or skips occurs.
  8. Repair fishmouths and wrinkles by cutting to lay flat and installing patch over cut area extending 100 mm (4 inches) beyond cut.

E. Membrane Perimeter Anchorage:

1. Install batten at perimeter of each roof area, curb flashing, expansion joints and similar penetrations on top of roof membrane as indicated on drawings.
2. Mechanically Fastening:
  - a. Space fasteners maximum 300 mm (12 inches) on center, starting 25 mm (1 inch) from ends.
  - b. When battens are cut, round edges and corners before installing.
  - c. After mechanically fastening strip cover and seal strip with a 150 mm (6 inch) wide roof membrane strip; heat weld to roof membrane and seal edges.
  - d. At gravel stops and fascia-cants turn roofing membrane down over front edge of the blocking, cant, or nailer. Secure roofing membrane to vertical portion of nailer; or, if required by the membrane manufacturer, with fasteners spaced maximum 150 mm (6 inches) on centers.
  - e. At parapet walls intersecting building walls and curbs, secure roofing membrane to structural deck with fasteners 150 mm (6 inches) on centers or as shown in NRCA manual.

F. Adhered System:

1. Apply bonding adhesive in quantities required by roof membrane manufacturer.
2. Fold sheet back on itself, clean and coat the bottom side of the membrane and the top of substrate with adhesive. Do not coat the lap joint area.
3. After adhesive has set according to adhesive manufacturer's instruction, roll roofing membrane into adhesive minimizing voids and wrinkles.
4. Repeat for other half of sheet.

**3.6 FLASHING INSTALLATION**

- A. Install flashings same day as roofing membrane is installed. When flashing cannot be completely installed in one day, complete installation until flashing is watertight and provide temporary covers or seals.
- B. Flashing Roof Drains:
  1. Install roof drain flashing as recommended by roofing membrane manufacturer.



- a. Coordinate to set the metal drain flashing in asphalt roof cement, holding cement back from the edge of the metal flange.
  - b. Do not allow the roof cement to come in contact with TPO roofing membrane.
  - c. Adhere roofing membrane to metal flashing with bonding adhesive.
2. Turn down the metal drain flashing and roofing membrane into drain body. Install clamping ring and strainer.
- C. Installing Base Flashing and Pipe Flashing:
1. Install flashing sheet to pipes, wall or curbs to minimum 200 mm (8 inches) above roof surfaces and extending roofing manufacturer's standard lap dimension onto roofing membranes.
    - a. Adhere flashing with bonding adhesive.
    - b. Form inside and outside corners of flashing sheet according to NRCA manual. Form pipe flashing according to NRCA manual.
    - c. Lap ends roofing manufacturer's standard dimension.
    - d. Heat weld flashing membranes together and flashing membranes to roofing membranes. Finish exposed edges with lap sealant.
    - e. Install flashing membranes according to NRCA manual.
  2. Anchor top of flashing to walls and curbs with fasteners spaced maximum 150 mm (6 inches) on center. Use surface mounted fastening strip with sealant on ducts. Use pipe clamps on pipes or other round penetrations.
  3. Apply sealant to top edge of flashing.
- D. Installing Building Expansion Joints:
1. Install base flashing on curbs as specified.
  2. Coordinate installation with metal expansion joint cover and roof expansion joint system.
  3. Install flexible tubing 1-1/2 times the width of joint centered over joint. Cover tubing with flashing sheet adhered to base flashing and lapping base flashing roofing manufacturer's standard dimension. Finish edges of laps with sealant.
- E. Repairs to Membrane and Flashings:
1. Remove sections of roofing membrane or flashing that are creased, wrinkled, or fishmouthed.
  2. Cover removed areas, cuts and damaged areas with a patch extending 100 mm (4 inches) beyond damaged, cut, or removed area. Heat weld to roofing membrane or flashing sheet. Finish edge of lap with lap sealant.

**3.7 FIELD QUALITY CONTROL**

- A. Field Tests: Performed by testing laboratory specified in Section 01 45 29, TESTING LABORATORY SERVICES.
1. Fastener Pull Out Tests: ANSI/SPRI FX-1; one test for every 230 square meter (2,500 square feet) of deck. Perform tests for each combination of fastener type and roof deck type before installing roof insulation.
    - a. Test at locations selected by Contracting Officer's Representative.
    - b. Do not proceed with roofing work when pull out resistance is less than manufacturer's required resistance.
    - c. Test Results:
      - 1) Repeat tests using different fastener type or use additional fasteners achieve pull out resistance required to meet specified wind uplift performance.
      - 2) Patch cementitious deck to repair areas of fastener tests holes.
  2. Examine and probe roofing membrane and flashing seams in presence of Contracting Officer's Representative and Manufacturer's field representative.
  3. Probe seams to detect marginal bonds, voids, skips, and fishmouths.
  4. Cut 100 mm (4 inch) wide by 300 mm (12 inch) long samples through seams where directed by Contracting Officer's Representative.
  5. Cut one sample for every 450 m (1500 feet) of seams.
  6. Cut samples perpendicular to seams.
  7. Failure of samples to pass ASTM D1876 test will be cause for rejection of work.
  8. Repair areas where samples are taken and where marginal bond, voids, and skips occur.
  9. Repair fishmouths and wrinkles by cutting to lay flat. Install patch over cut area extending 100 mm (4 inches) beyond cut.
- B. Manufacturer Services:
1. Inspect initial installation, installation in progress, and completed work.
  2. Issue supplemental installation instructions necessitated by field conditions.
  3. Prepare and submit inspection reports.

4. Certify completed installation complies with manufacturer's instructions and warranty requirements.

**3.8 CLEANING**

- A. Remove excess adhesive before adhesive sets.
- B. Clean exposed roofing surfaces. Remove contaminants and stains.

**3.9 PROTECTION**

- A. Protect roofing system from traffic and construction operations.
  1. Protect roofing system when used for subsequent work platform, materials storage, or staging.
  2. Distribute scaffolding loads to exert maximum 50 percent roofing system materials compressive strength.
- B. Loose lay temporary insulation board overlaid with plywood or OSB.
  1. Weight boards to secure against wind uplift.
- C. Remove protective materials immediately before acceptance.
- D. Repair damage.

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