

Sika Sarnafil

World Class Roofing and Waterproofing

WATERPROOFING TECHNICAL BULLETIN

#02-11

Date: November 2, 2011

To: Authorized Waterproofing Applicators
Sarnafil Sales Staff & Sales Representatives
Sarnafil Regional Technical Staff
Sarnafil Customer Service Staff
Sarnafil Services Staff
Sarnafil Marketing

From: Waterproofing Technical Department

Re: Phased Vegetative Roof Policy

Introduction

A Sika Sarnafil waterproofing system is usually specified for vegetative roof installations, and the waterproofing policies apply. Typically, the vegetative cover is installed immediately following the waterproofing system. However, there are some cases where the vegetative cover installation is phased.

A phased vegetative roof is defined as a roof in which the vegetative cover is installed months or years after the roof system. The owner plans to install a conventional roof system and is considering the possibility of having a vegetative cover installed over it at some time in the future. This policy applies to extensive green roofs only (less than 6" of growth media). Intensive green roofs are not acceptable for phased construction, and therefore, are not covered under this policy.

Planned Vegetative Covers in a Phased Situation - Requirements

1. Assembly:
 - a. Polyisocyanurate insulation or extruded polystyrene adhered to structural concrete with Sarnacol 2163, 2164, or OlyBond 500 adhesive, or mechanically fastened to concrete, steel, wood deck, or other decks.
 - b. Grounding screen must be installed if the deck is non-conductive (wood, cementitious wood fiber, gypsum, etc.) or if a vapor barrier has been installed.



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- c. DensDeck Prime or Securock adhered to the insulation with Sarnacol 2163, 2164, or OlyBond 500 adhesive.
- d. Min. 60-mil G410 adhered with Sarnacol adhesive to the DensDeck Prime or Securock. Refer to the Phased Vegetative Roof specifications for rules governing polystyrene and adhesives.
- e. Flashing details must be designed to ensure that terminations will be a minimum of 8" above the anticipated top of the growth media to be installed. If this flashing height requirement cannot be met, then a stone or concrete paver border will be required at all curbs, parapets, and penetrations. The fastening point of the flashing termination must then be a minimum of 2" above the top of the stone/paver.

2. Quality Assurance

- a. The roof must be clean and free of debris.
- b. Re-inspection by a Sika Sarnafil technician is required on the exposed membrane prior to the installation of subsequent layers or growth media. Electronic leak detection (ELD) must be performed immediately prior to the installation of the green roof. A Sika Sarnafil Technician and the original installing authorized Sika Sarnafil 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 agreement. Failure to make repairs following the ELD test will void the warranty.
- c. The roof must be fully protected from all aspects of green roof 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 a vegetative cover is going to be installed at least 30 days prior to the installation. At the time that the vegetative cover is installed, the owner must transfer the roofing warranty to a waterproofing warranty. The roofing warranty must be returned to Sika Sarnafil. A \$100.00 administrative fee for the transfer is required.



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- c. An additional warranty fee will be charged. The basis for the additional charge is converting a roofing standard or system warranty to a waterproofing standard or system warranty. Converting from or to warranties other than these 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 changed

Unplanned Vegetative Covers 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 a vegetative cover. The possibility of installing a green roof was not considered at the time of the roof installation.

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

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 apply.

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

