WARM FLAT ROOF SPECIFICATION

GENERAL

Contractor to liaise with the appropriate utility service providers if necessary to make safe and protect any overhead or attached to existing structure service cables, namely electricity, telephone etc, prior to erection of scaffolding. Where aerials and satellite dishes are installed which obstruct the working area these should be removed and relocated.

Provide full scaffolding as necessary to undertake the works detailed below or within any drawing provided. Include for all works associated with bridging over obstructions such as outbuildings, porches, extensions, etc. All scaffolding to be removed within five working days of final inspection of completed work.

Contractor to protect where appropriate, adjacent surfaces including gardens and adjoining properties during the execution of the work. On completion, the site should be free of any work related debris and offered to the Contract Administrator for final inspection.

Ensure existing flat roof is free from damage or sharp edges and suitable for application of overlay.

Where adjoining a neighbouring roof the waterproof integrity is always to be maintained.

Allow for all necessary up stands, trims, joints, drips and edging details etc. the new roof deck to be laid to a minimum pitch of 5^{o}.

Supply and install Swish fascia, soffit & RWG in accordance with Vale of Glamorgan Specification

All site debris to be removed on a daily basis as work proceeds.

Provide 20-year insurance backed guarantee certificate/warranty.

VAPOUR BARRIER

Supply and install a suitable vapour control layer (VCL) such as DuPoint Airguard or similar approved fixed to existing substrate in accordance with manufacturers specification.

ROOF TIMBER

All timbers used to form flat roof structure are to conform to BS 5268-6.2:2001

All structural timbers and plates built into walls to have approved timber preservative treatment.

All wall plates to be 100 x 50mm with galvanised mild steel wall plate straps at 2000mm centres maximum.

INSULATION
Supply and install Kingspan Thermaroof TR27 Board 125 mm thick bonded to VCL in accordance with manufacturers specifications.

Supply and install Kingspan Thermaroof TR27 upstand Board 60 mm thick bonded vertically to VCL in accordance with manufacturers specifications.

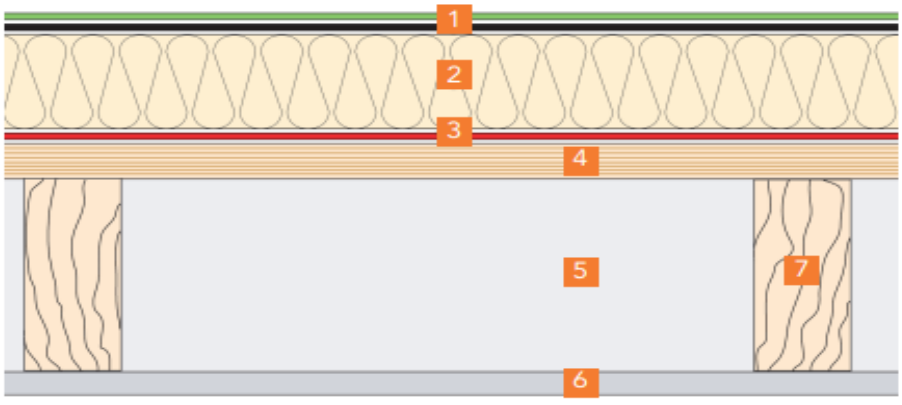
ROOF BOARDING
Supply and fix OSB 3 timber tongue and groove decking boards 19mm thickness, appropriately fixed/adhered to TR27 boards, to carry EPDM flat roof covering.

ROOF FINISH
Supply and install Fully Adhered EDPM Fire Stone Roofing System or similar approved, laid in accordance with manufacturer's instructions. Colour to be determined by CA.

COVER FLASHING
Supply and install new Ubiflex cover flashing at abutment of new flat roof and surrounding parapet wall as required to ensure necessary weather proofing.

Supply and install new Ubiflex cover flashing or similar at abutment of new flat roof and main building wall:-

- Ubiflex B3 Lead Alternative Flashing (between 150mm to 400mm wide) 3.5mm Thick colour Grey or black confirm with CA
- Ubiflex Gap Seal in Grey sealant
- Ubiflex High Tack Sealant in Black used to secure front edge
- Fixing into cut joint via lead cleats or Ubiflex Metal Flashing Fixing Clips



1. Waterproofing
2. Rigid Insulation
3. Vapour Control Layer
4. Structural Deck (e.g. plywood)
5. Roof Void
6. Ceiling
7. Support Structure