

# FACILITIES STANDARD

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NAME : Consultant Requirements for Roof Surveys  
NUMBER : 07001

ORIGINAL DATE: 03-01-94  
REVISION DATE: 12-03-99

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## PURPOSE:

1. The general purpose of each Facilities Standard is to provide minimal criteria for construction materials at University facilities regarding code compliance, warranty, approved products, execution and uniformity.
2. To protect the health and safety of patients, visitors, students, faculty and staff, in addition to protecting non-project UAB property, all construction must be in accordance with: NFPA 241 safeguarding construction, alteration and demolition operations; Standard Building Code, Chapter 33, regarding site work, demolition and construction; NFPA 101 Life Safety Code.
3. Construction safety is the responsibility of the contractor in accordance with the regulations and codes of the agency having jurisdiction, and according to the guidelines adapted by OSHA.
4. The **Consultant Requirements for Roof Surveys Facilities Standard** establishes a series of guidelines for specifying this particular item on any construction project at the University. ***This Facilities Standard is not to be regarded as a specification.***

## GENERAL:

1. Roofing Consultants performing surveys and testing for the University shall employ qualified personnel with a ten (10) year documented history of working with roof systems, have specialized education or work history directly related to roof systems, or be currently registered Architects or Engineers in the State of Alabama.
2. Prior to performing any destructive testing of existing roofs, the Consultant shall verify the status of any warranties that may be applicable to the roof system. Written permission must be obtained from the underwriter of the warranty, by the Roofing Consultant, prior to the performance of destructive tests.
3. The basis of all contracts for roof surveys shall be lump-sum with no provisions for reimbursable expenses, time, material, and/or equipment rates.

## PRODUCTS:

THIS SECTION NOT USED.

## **EXECUTION:**

1. Verify the status of existing warranties.
2. Locate "as-built" drawings and/or construction documents of the current conditions.
3. Interview University personnel familiar with the performance of the roof system and document their comments.
4. Survey the roof's general surface condition including blistering, organic growth, ballasts, membrane seams, scuppers, base flashings, adequacy of drainage provisions, effects of ultra-violet light, and presence of debris. Note any conditions that may have an adverse effect on the performance of the roof system.
5. Survey the condition of the building interior spaces immediately adjacent to components of the roof system including ceilings, structural framing, and the underside of roof decks. Note any conditions that may have an adverse effect on the performance of the roof system.
6. Survey the condition of roof penetrations including pitch pans, plumbing stack boots, vent jacks, interior drains, and equipment curbs. Note any conditions that may have an adverse effect on the performance of the roof system.
7. Survey the condition of roof terminations including gravel stops, gutters, counterflashing, parapet walls, coping, expansion joints, and metal edging. Note any conditions that may have an adverse effect on the performance of the roof system.
8. Survey the condition of roof mounted equipment including air, condensate, or other types of discharge, location, sheet metal deterioration, and mounting. Note any conditions that may have an adverse effect on the performance of the roof system or pose hazards to personnel working on the roof.
9. Core the roof membrane a minimum of one (1) per roof area to determine the composition of the roof system including adhesion of the materials, thickness of materials, the type of membrane, type of existing insulation, and type and condition of the roof deck. Document the location and results of the cores, and any anomalies observed. Upon removal of roof cores, repair the affected areas with multiple plies of fiberglass fabric set in mastic, plastic cement, or other binding agents that are not detrimental to the roof membrane.
10. Photograph the entire roof area and any specific conditions that may be detrimental to the roof system.
11. Formulate recommendations for maintenance, repairs, or roof replacement based upon the field data gathered during the survey process.
12. Estimate the construction cost of any recommendations.

13. Provide five (5) bound copies of survey results including all field data upon which recommendations are based.
14. Provide the roof/assembly fire rating information of the existing system, if applicable, to establish the criteria for any proposed roof modification.

END OF STANDARD

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