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### **Peak Advantage® Guarantee Requirements for Edge Metal with Wind Riders**

Johns Manville (JM) strives to provide leading technologies and solutions to assist contractors in being more competitive and successful in the marketplace. This technical bulletin serves as a clarification regarding the inclusion of edge metals within a JM Peak Advantage Guarantee containing an increased wind speed rider.

For the inclusion of edge metals within the JM Peak Advantage Guarantee, the following conditions apply:

- Non-JM edge metals may be utilized and included within the guarantee on wind riders up to and including 100-MPH (with the associated non-JM metal upcharge) if reviewed and approved by JM. The review must be completed a minimum of 2 weeks in advance of the product installation.
- For wind riders exceeding 100-MPH, an approved JM premanufactured edge metal for the desired wind speed will be required.
- Consult JM Technical for wind riders on buildings greater than 60' in elevation for edge metal requirements.

In addition to the above referenced requirements, the following addendum will be issued in conjunction with the Peak Advantage Guarantee.

Please visit [www.jm.com/roofing](http://www.jm.com/roofing) to view the latest specifications and system requirements or contact JM Guarantee Services at (800) 922-5922 option 3.

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### Wind:

This Wind Speed Rider is an addendum to Johns Manville Guarantee XXXXXXX. This Wind Speed Rider is expressly limited in scope to obligate Johns Manville to address leaks, damage and/or blow offs to the existing Roofing System at the Building (if any) that result exclusively from wind speeds up to and including XXX mph as measured using the three-second gust wind speed measurement technique.

The terms of this Wind Speed Rider are subject to the conditions and limitations described both herein and in Guarantee XXXXXXX, including, but not limited to, the exclusion of Johns Manville's liability for incidental and/or consequential damages to the Building upon which the Roofing System is affixed, its structure, its tenants (if any) and/or its contents (which limitations and conditions are expressly adopted and incorporated herein by this reference).

The applicable wind speed shall be determined over the lifespan of the Guarantee from the National Climatic Data Center facility located nearest to the above-identified Building Address.

This Wind Speed Rider shall not obligate Johns Manville to either address or to make any repairs to any leaks, damage and/or blow offs either resulting from or due to, either solely or collectively, the following events:

- i. Failure of any portion of the building structure, any deck substructure, or the roof decking itself including any lightweight concrete fill. Examples of structural and roof decking components include, but are not limited to joists, deck puddle welds, deck fasteners, clips, nails, beams, and/or EPS fill. Failure of the roof deck automatically renders this rider null and void whether directly causing any failure of the roofing system or not.
- ii. Failure of any portion of the perimeter wood blocking or metal edge not included in the guarantee on the Building.
- iii. Tornadoes or microbursts
- iv. Any and all wind borne debris.
- v. An occasion where, at any point in time over the lifespan of the roofing system and/or Guarantee, a wind event exceeds XXX mph. In such instance, this Wind Speed Rider and the original Guarantee are both automatically null and void without the need for any notice to the building Owner.
- vi. The Building Owner's failure at any time to properly maintain the roofing system at the Building in accordance with Johns Manville's Maintenance Program outlined on the back of the original Guarantee XXXXXXX. Failure to properly maintain the Building Roofing System in accordance with the Johns Manville Maintenance Program shall automatically render this Wind Speed Rider and the original Guarantee null and void, without the need for any notice to the Building Owner.
- vii. The Building Owner is responsible for reporting to Johns Manville any wind event in excess of 72 mph ("Qualifying Wind Event") within 30 days, time being of the essence, in order to have the Roofing System inspected by a Johns Manville representative for a fee - which the Building Owner shall pay. Failure by the Owner to (1) notify Johns Manville of the Qualifying Wind Event within the prescribed period; (2) have the Roofing System inspected; or (3) pay Johns Manville for the inspection, shall automatically render this Wind Speed Rider and the original Guarantee null and void, without the need for any notice to the building Owner.

Johns Manville does not practice either engineering or architectural services and expressly disclaims all liability for any design or engineering related issues. As such, it is the Building Owner's sole and ultimate responsibility to (1) design and engineer the perimeter blocking attachment protocol; (2) verify that the perimeter blocking attachment protocol has been followed; (3) verify the sufficiency of the design or engineering of any of the structural components of your building, including the roofing deck, to withstand the structural load cause by a wind velocity or uplift pressure not exceeding the maximum wind velocity stated in this rider or uplift pressure generated by that velocity when calculated in accordance with ASCE 7-05; (4) verify that any upgrades to the roof decking required by the specified roofing system have been made.

JM's delay or failure in enforcing the terms and conditions contained in this Guarantee shall not operate as a waiver of such terms and conditions.