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Approved Fastener Supply Update

Unfortunately, 2021 continues to deliver supply chain challenges within the commercial roofing industry as well as many other business sectors. One particularly challenging area this year has been the supply of steel fasteners and plates to meet the record demands of the industry. The constriction in supply is a result of supply chain disruptions - starting with pandemic related steel mill shutdowns - along with global logistics disruptions. In response to the fastener/plate shortages, Johns Manville is making reasonable project specific accommodations for the use of non-JM branded fasteners in JM Peak Advantage® guarantee systems to support our loyal customers and to offer flexibility to complete projects in a timely fashion.

In order to be eligible for an accommodation, accepted alternate fasteners must be supplied by an established domestic source of commercial roofing fasteners and plates (e.g., OMG, TRUFAST®, SFS, Carlisle, Versico, Firestone and GAF). In order to remain eligible to qualify for a JM-guaranteed system, these alternates must also bear the FM Global® FM Approved diamond logo on the packaging label. The FM Approved diamond logo on the packaging label ensures the fasteners are (a) tested in accordance with FM Approvals Standard 4470 - ensuring long-term corrosion resistance; and (b) produced in FM audited manufacturing facilities for quality control. Non-JM branded fastener and plate solutions that meet these criteria require written approval from the JM Regional Technical Specialist in order to be eligible for issuance of a JM Peak Advantage® Guarantee. At the time of the approval request, customers will be asked to submit a data sheet of the requested substitute so it can be attached to the JM guarantee file. It is important to note, however, that JM's acceptance of these fasteners within our guarantees does not imply the overall roofing system itself meets local building code requirements (i.e. Miami Dade) or has FM approval or will perform to a minimum wind uplift standard. If a project is either FM insured or requires FM approval/performance, it is the sole responsibility of the customer to gain approval directly from FM for use of these alternative materials in their projects. JM will not issue guarantees for roofing systems that utilize fasteners and plates that do not meet the criteria outlined herein. JM Technical Representatives will be ensuring any non-JM branded fasteners and plates meet these criteria during all jobsite inspections.

We anticipate this current process and consideration will be in effect until the end of 2021 as the industry continues to navigate the supply chain challenges. As of January 1, 2022, JM will require the use of JM branded fasteners and plates for all projects for it to be eligible for issuance of a JM Peak Advantage® guarantee. However, JM will reassess the fastener supply situation on January 1, 2022 and make timing adjustments, if needed.

This return to "normalcy" ensures JM maintains the highest quality roofing system installations with the highest quality materials that have been specifically tested for optimal long-term performance when utilized with JM membrane and insulation products and systems. We appreciate your continued support and partnership and look forward to continued success in 2022. Please contact your JM Representative with any questions.

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