For JM Guarantee Requirements Contact JM Technical Services at (800) 922-5922 Option 3 or Refer to the JM Peak Advantage Charges and Requirements-Multi Ply document
General

This specification is for use over any approved structural deck (without insulation) which can receive and adequately retain nails or other mechanical fasteners that may be recommended by the deck manufacturer and which provides a suitable surface to receive the roof. This specification can also be used in certain re-roofing applications.

Note:
Consider all general instructions contained in the current JM BUR Application Guide as part of this specification.

Design

Consider local conditions and characteristics when designing, specifying and installing any roofing system. Information from the Single Ply Roofing Industry (SPRI), Asphalt Roofing Manufacturers Association (ARMA), FM Global and local building codes can provide guidelines for the designer.

Design and installation of the deck and/or roof substrate must result in the roof draining freely to outlets numerous enough and so located as to remove water substantially within 48 hours of a rain event.

Membrane Substrate

The surface on which the Built Up Roofing membrane is to be applied should be an approved structural substrate. The surface must be clean, smooth, flat and dry. Built Up Roofing should not be applied directly to foam plastic insulations.

Flashings and Components

Refer to the JM Built Up Roofing Details in the BUR Systems Application Tools.

Deck Preparation

Before roofing work is started, the deck should be carefully inspected by the roofing contractor, the deck contractor, and the owners representative to determine that it will be able to receive the roofing system by some method which will hold the system securely, either by adhesion, ballast, or mechanical fasteners. Refer to the JM Roof Decks document in System Considerations for further information.

Nailed Base Sheet Application

Using one of the base sheets listed, start with a piece \( \frac{3}{4} \) sheet wide into a full mopping of hot asphalt. The remaining sheets are to be applied full width piece of one of the cap sheets listed into a full mopping of hot asphalt. The remaining sheets are to be applied in the same manner with 2" (51 mm) side laps and 4" (102 mm) end laps over preceding sheets. Apply all sheets so that they are firmly and uniformly set, without voids. Refer to the Built Up Roofing Application Guide for further information.

Note:
Sheets with polyester reinforcement must be allowed to relax for at least 15 minutes when the temperature is above 60°F (16°C), or 30 minutes when the temperature is below 60°F (16°C) prior to installation.

Roof Coatings

TopGard® 4000 and TopGard 5000 are one part acrylic elastomeric roof coatings. When used over a modified bitumen roof, TopGard Base Coat must be applied as a base coat prior to application of TopGard 4000 and TopGard 5000. It is recommended that TopGard Base Coat be used with all installations of TopGard 4000 and TopGard 5000. Drying time between coats is normally 4 to 12 hours depending on weather conditions. Apply when temperature is 50°F (10°C) and rising using a brush, roller or spray equipment. TopGard 5000 is ideal for cold weather climates. Refer to the TopGard 4000 and TopGard 5000 data sheets for further information.

Steep Slope Requirements

Special procedures are required on inclines over 1/2” per foot (41 mm/m). Refer to the Built Up Roofing Application Guide for further information.

Re-Roofing

A large percentage of all commercial and industrial roofing pertains to re-roofing of existing buildings. Refer to the JM Re-Roofing document for inspection, testing, components and other valuable information pertaining to re-roofing projects.

JM Guarantee Requirements

JM Peak Advantage® Guarantees are available up to a 30 year term with approved components and assembly make-up. Refer to the JM Peak Advantage Charges and Requirements Multi Ply document for additional guarantee information.

Re-Roofing

Refer to the JM Peak Advantage Guarantee Information document for additional guarantee information and guidelines.

Re-Roofing

All guaranteed installations must follow the guidelines for the requested guarantee. Not all JM specifications are eligible for all JM Peak Advantage Guarantee terms or enhanced coverage. Please contact JM Guarantee Services at (800) 922-5922 Option 3 for specific requirements.

All projects requiring a guarantee from JM must be applied for a minimum 14 days in advance of job start. Refer to the Preventative Maintenance Brochure for roof and building maintenance guidelines.