



GUARANTEE GUIDELINES

Roofing Systems

717 17th St. Denver, CO 80202 (800) 922-5922

Green Roof Overburden Additions on JM Peak Advantage® Guaranteed Roof System

The Johns Manville Peak Advantage® Guarantee ("JM Guarantee") expressly requires that any alterations to the roof during the guarantee period must be approved in advance by JM. Therefore, prior to installing any overburden on a JM guaranteed roof system or any roof installation slated to receive a JM roofing system guarantee, the Building Owner must submit the proposed modification to JM for review and, if appropriate, acceptance by JM in order to receive a JM Guarantee or to ensure continued coverage under the JM Guarantee. The required information and acceptance process under the JM Guarantee is outlined below. As part of the review process, the Building Owner must provide the following information and abide by the process outlined herein.

Accordingly, please complete this form in its entirety and submit all required information to OwnerServices@jm.com.

Project Name: _____

JM Guarantee Number: _____

Address: _____

City: _____ State/Zip: _____

JM Approved Roofing Contractor: _____

Note: If roof system modifications are being performed within 24 months of the start date listed on the JM Guarantee, it is recommended the original installing JM Approved roofing contractor listed on the JM Guarantee is to be retained to complete the roofing scope of work.

Building Owner Contact: _____ State/Zip: _____

Green Roof Installer: _____

Green Roof Supplier/Manufacturer _____

Green Roof System Type: Tray System Extensive (3-6" Soil Depth) Intensive (6+ Soil Depth) Other (Describe)

Describe Scope of Work:

List any JM Materials Utilized:

Additional Required Items to be submitted with this form:

(Check Each Item that is completed and attached to this form)

Detailed Roof Plan Indicating Scope of Work and Location on Roof

- *Roof plan is to indicate the full extent of the green roof over the roof's surface including maintenance paths and entry and exit points.*

Installation and/or Flashing Details

- *Details are to clearly define the green roof system including applicable roof membrane flashing details and/or installation details.*

Overburden Waiver Signed by Building Owner (Included at the bottom of this form)

- *Failure to sign and submit the Green Roof overburden waiver will void the guarantee.*

Inspections and Fee Schedule:

Applicable fees must be received by Johns Manville prior to scheduling an inspection.

1. On an existing Johns Manville guaranteed roof system, a post-inspection is required after the overburden system's installation has been completed. The review and inspection fee per project is \$750 under 500 squares and \$1.00 per square for each additional square. Contact the Johns Manville Technical department for further information at 800-922-5922.
2. On new construction or re-roof projects, with the overburden installation being completed within 6 months of the guarantee start date, there will be no additional fees for the required post-inspection by Johns Manville. Installations past that date are subject to the terms in item 1 above. The final inspection on the roofing system must be completed and approved prior to installation of the overburden system. It is recommended the original JM Approved Contractor listed on the guarantee is to be retained to complete the roofing integration scope of work. All other requirements outlined in this bulletin must still be followed.

After an overburden proposal is submitted and accepted by JM, the JM Guarantee will be suspended during the installation of any overburden system. Once the overburden system's installation has been completed, the roof modifications have been inspected and approved by a Johns Manville Technical Representative, all applicable fees have been paid to Johns Manville, and the Building Owner has signed and submitted the Overburden Waiver, the JM Guarantee will be placed back in Active status.

Please be advised that Johns Manville reserves the right to discontinue guarantee coverage if satisfactory information is not received or if the long-term performance of the roofing system has been compromised beyond reasonable repair.

In addition to the requirements outlined above, Johns Manville requires the following for Green Roof installations on JM Peak Advantage® guaranteed roofing systems:

1. The roof must be adequately protected from trade-related roof traffic and damage during the installation of the Green Roof.
2. Areas of the roof to be used for Green Roof maintenance and access are to be protected in accordance with JM published walkway details.
3. The building owner shall be responsible for verifying the building's structure is adequate to withstand the additional loading of a green roof system at its saturated weight inclusive of mature plant coverings.
4. A compatible protection sheet to act as a root barrier should be installed to protect primary waterproofing membrane from premature wear and degradation. Recommended protection sheet materials include .050 JM PVC membrane for bituminous systems and degradation and JM .045 single ply membrane of the same type as the primary waterproofing membrane for single ply systems.
5. The protection layer should extend beyond the green roof system a minimum of 2 inches at transition conditions.
6. The slope of the roof should not exceed 1:12" (one inch per foot) for single ply systems and ¼:12" (one quarter inch per foot) for bituminous membrane systems.
7. For new construction or re-roof projects to receive a Green Roof system, JM recommends the roofing system incorporates an adhered high density cover board (minimum 100 psi compressive strength) and a fully adhered membrane. This configuration will distribute loading and minimize long term point loading impacts on the waterproofing membrane.
8. The root barrier system shall not interfere with the performance of the membrane or impede drainage. All water must drain completely within 48 hours of a precipitation event.
9. The green roof system should be designed to resist or accommodate movement due to weather changes, seismic activity, thermal expansion, and/or structural load.
10. JM reserves the right to require any of the following modification after review of project information.
 - a. All waterproofing membrane T-joints are to be closely examined in areas where the overburden system will conceal access.
 - b. Non-reinforced T-joint patches of the same membrane material as the primary waterproofing membrane are to be utilized for single ply systems.
 - c. JM PermaFlash or JM PMMA is to be applied at bituminous cap sheet T-Joints.
 - d. Seaming of Single Ply membranes is to be thoroughly examined and stripped-in with a membrane appropriate cover strip in areas where the overburden system will conceal access.



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Johns Manville requires the following for Green Roof installations over a JM Peak Advantage® guaranteed roofing system:

Tray System
(Modular)

Items 1 through 9 from above.

Extensive System
(3"-6" Soil Depth)

Items 1 through 10 from above.

Intensive System
(6+" Soil Depth)

Contact your JM Technical Specialist
for design review and approval.

Submitted by:

Print

Date

Company name

Primary Contact Person for Project Access

Phone number

Email



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Johns Manville Peak Advantage® Guarantee Green Roof Overburden Waiver

Date: _____

Owner: _____

Project Name: _____

JM Guarantee #: _____

Peak Advantage® Roofing

Contractor performing alterations: _____

Name/Type of Green Roof System: _____

Square Footage of Green Roof System: _____

This document must be signed and submitted to Johns Manville in order for the Guarantee to be put back in "Active" status.

1. Except to the extent that coverage for overburden removal and replacement has been approved by JM and is printed on the subject guarantee, upon receiving notice, the Undersigned agrees to remove and replace within a reasonable period of time the roof top green roof system at the above-referenced project to the extent reasonably required, at their expense, in order to provide access to the roofing system for Johns Manville ("JM") and/or its designates to conduct a leak investigation and/or to make repairs to the roofing system. In addition, the Undersigned agrees to be responsible for all costs associated with this removal work - whether the resulting repair work is covered by the JM Guarantee or not and that JM is not responsible for any changes or alterations in either the appearance or the performance of the roofing system as a result of this removal work.
2. The Undersigned further agrees that all electrical and plumbing systems connected with the green roof system will be rendered inoperable, at their expense, prior to any investigation or repair of a leak and shall remain so until all such investigation and/or repair work is fully completed. The Undersigned understands that JM is not responsible for any loss (loss of income, building use, etc.) or damages (consequential, direct or indirect) which may result from rendering the electrical and plumbing systems inoperable.
3. The Undersigned agrees to have the roof system repaired by any JM Peak Advantage Contractor or pay JM, for any and all repair, removal or replacement costs necessary to return the roofing system to a watertight condition should any damage occur during the installation, removal, or replacement of the green roof system.
4. The Undersigned understands and agrees that the JM Guarantee does not cover any leaks, changes in appearance, damage, or loss of performance in the roofing system resulting from the installation, maintenance, or the presence of a green roof system on the roofing system. The Undersigned further understands and agrees that JM is not responsible for any claims related to the JM Guarantee that are attributable, either in whole or in part to the installation, the maintenance, and/or presence of a green roof system.
5. The Undersigned acknowledges, understands and accepts the requirements and recommendations in this "Green Roof Overburden Additions on the JM Guaranteed Roofing System" document.

Signed: _____ Date: _____

Building Owner or Building Owner's Authorized Agent Title: _____

JM does not practice Engineering or Architecture. JM roof inspections solely benefit JM in determining (a) whether to issue or continue coverage of a JM Guarantee, subject to its limitations and exclusions; or (b) what repairs, if any, are required under the terms of an active JM Guarantee. JM roofing inspections are not a substitute for professional engineering design/ documentation and shall not constitute any warranty or endorsement of the suitability of the roofing system or conformance of the installation to project plans, codes or specifications. Roofing contractors are independent third parties. In conducting its inspections, JM does not supervise/direct the roofing contractor's work.