



GUARANTEE GUIDELINES

Roofing Systems

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

Overburden Additions on JM Peak Advantage® Guaranteed Roof Systems

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.

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 additions being added over the roof's surface including maintenance paths and entry and exit points.*

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Installation and/or Flashing Details

- *Details are to clearly define the overburden system including all 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 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 offers the following Recommendations for Overburden installations on JM guaranteed roofing systems:

1. The roof must be adequately protected from trade-related roof traffic and damage during the installation of the overburden system.
2. Areas of the roof to receive any overburden, 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.
4. For all overburden system installations:
 - a. A compatible protection sheet at all mounting contact points should be installed to protect primary waterproofing membrane from premature wear and degradation. Recommended protection sheet materials include JM DynaTred walkway pads or polyester reinforced modified bitumen cap sheets for bituminous systems and JM walkpad material or min. 60 mil single ply membrane of the same type as the primary waterproofing membrane for single ply systems.



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- b. The point-of-contact must be centered on the protection layer extending beyond the point-of-contact a minimum of 2 inches in all directions.
- c. 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 systems.
- d. Point loading of overburden system should be kept to a minimum with loading distributed over the largest possible footprint.
- e. **For all new construction or re-roof projects** to receive an overburden 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.
- 5. The mounting system point-of-contact shall not interfere with the performance of the membrane or impede drainage. All water must drain completely within 48 hours of a precipitation event.
- 6. The overburden system should be designed to resist or accommodate movement due to weather changes, seismic activity, thermal expansion, and/or structural load.
- 7. JM reserves the right to require the 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.

Submitted by: _____
Print Date

Company name

Primary Contact Person for Project Access

Phone number

Email



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Johns Manville Peak Advantage® Guarantee Overburden Waiver

Date: _____

Owner: _____

Project Name: _____

JM Guarantee #: _____

Peak Advantage® Roofing

Contractor performing alterations: _____

Name/Type of Overburden System: _____

Square Footage of Overburden 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 overburden 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. Areas of the roof to receive any overburden, maintenance and access are to be protected in accordance with JM published walkway details.
2. 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 overburden system.
3. 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, operation, or the presence of an overburden 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 operation, and/or presence of an overburden system.
4. The Undersigned acknowledges, understands, and accepts the requirements and recommendations in this attached "Overburden Additions on the JM Guaranteed Roofing System" document.

Signed: _____

Date: _____

Printed Name: _____

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.