



Isanti Police Station EPDM Re-Cover Specifications  
Location: 911 East Dual Blvd NW, Isanti MN 55040

## PART 1 GENERAL

### **SUMMARY**

A. Furnish and install elastomeric sheet roofing system, including:

1. Roofing manufacturer's requirements for the specified warranty.
2. Preparation of roofing substrates.
3. Cover Board and insulation
4. Elastomeric EPDM membrane roofing.
5. Metal roof edging and copings.

B. Disposal of demolition debris and construction waste is the responsibility of Contractor. Perform disposal in manner complying with all applicable federal, state, and local regulations.

C. Comply with the published recommendations and instructions of the roofing membrane manufacturer

D. Commencement of work by the Contractor shall constitute acknowledgement by the Contractor that this specification can be satisfactorily executed, under the project conditions and with all necessary prerequisites for warranty acceptance by roofing membrane manufacturer. Any modification of the Contract Sum will be made in accordance with the stipulations of the Contract

E.) Prospective contractors must be able to produce completed projects of similar scale with No Dollar Limit warranties. Contractors must have at least 5 years of experience installing equivalent systems.

### RELATED SECTIONS

A. Section 07 62 00 - Sheet Metal Flashing and Trim: Formed metal flashing and trim items associated with roofing.

B. Section 07 72 00 - Roof Accessories: Roof hatches, vents, and manufactured curbs.

## EPDM ADHERED ROOFING

### SYSTEM

### SUBMITTALS

#### A. Product Data:

1. Provide membrane manufacturer's printed data sufficient to show that all components of roofing system, including insulation and fasteners, comply with the specified requirements and with the membrane manufacturer's requirements and recommendations for the system type specified; include data for each product used in conjunction with roofing membrane.

B. Pre-Installation Notice: Copy to show that manufacturer's required Pre Installation Notice (PIN) has been accepted and approved by the manufacturer.

C. Executed Warranty as a requirement of project close-out.

D. Sample Warranty: Submit prior to starting work.

### QUALITY ASSURANCE

A. Applicator Qualifications: Roofing installer shall have the following:

1. Current Certified Contractor Status with either MuleHide or Carlisle.

2. At least five yearS experience in installing specified system.

A. Pre-Installation Conference: Before start of roofing work, Contractor shall hold a meeting to discuss the proper installation of materials and requirements to achieve the warranty.

### DELIVERY, STORAGE AND HANDLING

A. Deliver products in manufacturer's original containers, dry and undamaged, with seals and

labels intact and legible.

B. Store materials clear of ground and moisture with weather protective covering.

C. Keep combustible materials away from ignition sources.

## WARRANTY

A. Comply with all warranty procedures required by manufacturer, including notifications, scheduling, and inspections.

B. Warranty: Mulehide No Dollar Limited Warranty covering membrane, roof insulation, and membrane accessories.

Warranty Membrane Thickness, Duration required minimums:

20 year .060 EPDM

## EPDM ADHERED ROOFING SYSTEM

Systems specified with a warranty duration of 20 years or greater or a wind speed coverage above 55 mph require additional attachment and detail considerations. Consult the manufacturer's design guidelines for further information.

1. Limit of Liability: No dollar limitation.

2. Scope of Coverage: Repair leaks in the roofing system caused by:

- a. Ordinary wear and tear of the elements.
- b. Manufacturing defect in MuleHide brand materials.
- c. Defective workmanship used to install these materials.
- d. Damage due to winds up to 55 mph.

3. Not Covered:

- a. Damage due to winds in excess of 55 mph.
- b. Damage due to hurricanes or tornadoes.
- c. Hail.

- d. Intentional damage.
- e. Unintentional damage due to normal rooftop inspections, maintenance, or service.

## PART 2 PRODUCTS

### MANUFACTURERS

#### A. Acceptable Manufacturer - Roofing System: Mulehide, Carlisle

1. Roofing systems manufactured by others may be acceptable provided the roofing system is completely equivalent in materials and warranty conditions and the manufacturer meets the following qualifications:

- a. Specializing in manufacturing the roofing system to be provided.
- b. Minimum ten years of experience manufacturing the roofing system to be provided.
- c. Able to provide a no dollar limit, single source roof system warranty that is backed by corporate assets in excess of one billion dollars.
- d. ISO 9002 certified.
- e. Able to provide isocyanurate insulation that is produced in own facilities.

#### B. Manufacturer of Insulation and Cover Board: Same manufacturer as roof membrane.

#### C. Manufacturer of Metal Roof Edging

1. Metal roof edging products to be manufactured using CMG or Pac-Clad substrates

#### D. Substitution Procedures: See Instructions to Bidders.

1. Submit evidence that the proposed substitution complies with the specified requirements.

### ROOFING SYSTEM DESCRIPTION

#### A. Roofing System:

1. Membrane: Ethylene propylene diene monomer (EPDM).
2. Thickness: 60 mil minimum
3. Membrane Attachment: Fully adhered.
4. Slope: Deck is sloped
5. Comply with applicable local building code requirements.
6. Provide assembly having Underwriters Laboratories, Inc. (UL) Class A Fire Hazard Classification.

#### EPDM ADHERED ROOFING SYSTEM

Cover Board: Polyisocyanurate Cover Board:

1. Thickness: 1.5 inch
2. Attachment: Mechanical fastening,

#### EPDM MEMBRANE MATERIALS

A. Roofing and Flashing Membrane: Black cured synthetic single-ply membrane composed of ethylene propylene diene terpolymer (EPDM) with the following properties:

1. Thickness: 0.060 inch (1.52 mm).
2. Nominal Thickness Tolerance: Plus/minus 10 percent.
3. Sheet Width: Provide the widest available sheets to minimize field seaming.
4. Acceptable Product: Black Non-Reinforced EPDM Membrane by MuleHide.

A. Flashing Membrane: Self-curing, non-reinforced membrane composed of nonvulcanized EPDM rubber, complying with ASTM D 4811 Type II, and with the following properties:

1. Thickness: 0.055 inch (1.4 mm).
2. Color: Same as field membrane

Acceptable Product: Black EPDM flashing by Mulehide.

D. Self-Adhesive Flashing Membrane: Semi-cured 45 mil (1.143 mm) EPDM membrane laminated to 35 mil (0.889 mm) EPDM tape adhesive by Mulehide

E. Pre-Molded Pipe Flashings: EPDM, molded for quick adaptation to different sized pipes; Mulehide EPDM Pipe Flashing.

F. Self-Adhesive Lap Splice Tape: 35 mil (0.889 mm) EPDM-based, formulated for compatibility with EPDM membrane and high-solids primer

G. Splice Adhesive: Synthetic polymer-based, formulated for compatibility with EPDM membrane and metal surfaces

H. Bonding Adhesive: Neoprene-based, formulated for compatibility with EPDM membrane and wide variety of substrate materials, including masonry, wood, and insulation facings

I. Seam Edge Treatment: EPDM rubber-based sealant, formulated for sealing exposed edges of membrane at seams.

## ROOF INSULATION AND COVER BOARDS

A. Polyisocyanurate Board Insulation: Closed cell polyisocyanurate foam with black glass reinforced mat laminated to faces, complying with ASTM C1289 Type II Class 1, with the following additional characteristics:

1. Thickness: As indicated elsewhere.

2. Size: 48 inches (1219.2 mm) by 96 inches (2438.4 mm), nominal.

B. Insulation Fasteners: Type and size as required by roof membrane manufacturer for roofing system and warranty to be provided; use only fasteners furnished by roof membrane manufacturer.

## METAL ACCESSORIES

A.S cuppers: 24 gauge, kynar finish, color to match perimeter metal

## PART 3 INSTALLATION

### GENERAL

- A. Install roofing, insulation, flashings, and accessories in accordance with roofing manufacturer's published instructions and recommendations for the specified roofing system. Where manufacturer provides no instructions or recommendations, follow good roofing practices and industry standards. Comply with federal, state, and local regulations.
- B. Obtain all relevant instructions and maintain copies at project site for duration of installation period.
- C. Do not start work until Pre-Installation Notice has been submitted to manufacturer as notification that this project requires a manufacturer's warranty.
- D. Perform work using competent and properly equipped personnel.
- E. Temporary closures, which ensure that moisture does not damage any completed section of the new roofing system, are the responsibility of the applicator. Completion of flashings, terminations, and temporary closures shall be completed as required to provide a watertight condition.
- F. Install roofing membrane only when surfaces are clean, dry, smooth and free of snow or ice; do not apply roofing membrane during inclement weather or when ambient conditions will not allow proper application
- G. Protect adjacent construction, property, vehicles, and persons from damage related to roofing work; repair or restore damage caused by roofing work.
- H. Until ready for use, keep materials in their original containers as labeled by the manufacturer.
- I. Consult membrane manufacturer's instructions, container labels, and Material Safety Data Sheets (MSDS) for specific safety instructions. Keep all adhesives, sealants, primers and cleaning materials away from all sources of ignition.

## EXAMINATION

- A.) Verify that surfaces and site conditions are ready to receive work. Correct defects in the substrate before commencing with roofing work.
- B). Examine roof substrate to verify that it is properly sloped to drains. If additional slope is require for drainage, install crickets sloped to drains

## PREPARATION

- A. Take appropriate measures to ensure that fumes from adhesive solvents are not drawn into the building through air intakes.
- B. Prior to proceeding, prepare roof surface so that it is clean, dry, and smooth, and free of sharp edges, fins, roughened surfaces, loose or foreign materials, oil, grease and other materials that may damage the membrane.

## INSULATION AND COVER BOARD INSTALLATION

- A. Install insulation in configuration and with attachment method(s) specified in PART 2, under Roofing System.
- B. Install only as much insulation as can be covered with the completed roofing system before the end of the day's work or before the onset of inclement weather.
- C. Lay roof insulation in courses parallel to roof edges.
- D. Neatly and tightly fit insulation to all penetrations, projections, and nailers, with gaps not greater than 1/4 inch (6.35 mm). Fill gaps greater than 1/4 inch (6.35 mm) with acceptable insulation.
- E. Mechanical Fastening: Using specified fasteners and insulation plates engage fasteners through insulation into deck to depth and in pattern required by MuleHide

## SINGLE-PLY MEMBRANE INSTALLATION

- A. Beginning at low point of roof, place membrane without stretching over substrate and allow to relax at least 30 minutes before attachment or splicing; in colder weather allow for longer relax time.
- B. Lay out the membrane pieces so that field and flashing splices are installed to shed water.
- C. Install membrane without wrinkles and without gaps or fishmouths in seams; bond and test seams and laps in accordance with membrane manufacturer's instructions and details.
- D. Install membrane adhered to the substrate.

E. Adhered Membrane: Bond membrane sheet to substrate using membrane manufacturer's recommended bonding material, application rate, and procedures.

F. Edge Securement: Secure membrane at all locations where membrane terminates or goes through an angle change greater than 2 inch (50.8 mm) 12 inches (304.8 mm) using mechanically fastened reinforced perimeter fastening strips as recommended by roofing manufacturer.

1. Exceptions: Round pipe penetrations less than 18 inches (457.2 mm) in diameter and square penetrations less than 4 inches (101.6 mm) square.

## FLASHING AND ACCESSORIES INSTALLATION

A. Install flashings, including laps, splices, joints, bonding, adhesion, and attachment, as required by membrane manufacturer's recommendations and details.

B. Metal Accessories: Install metal edgings, gravel stops, and copings in locations indicated by manufacturer's specifications

1. Follow roofing manufacturer's instructions.
2. Remove protective plastic surface film immediately before installation.

C. Roof Drains:

1. Taper insulation around drain to provide smooth transition from roof surface to drain. Use specified pre-manufactured tapered insulation with facer or suitable bonding surface to achieve slope; slope not to exceed manufacturer's recommendations.
2. Position membrane, then cut a hole for roof drain to allow 1/2 to 3/4 inch (12 to 19 mm) of membrane to extend inside clamping ring past drain bolts.
3. Make round holes in membrane to align with clamping bolts; do not cut membrane back to bolt holes.
4. Apply sealant on top of drain bowl where clamping ring seats below the membrane
5. Install roof drain clamping ring and clamping bolts; tighten clamping bolts to achieve constant compression.

D. Flashing at Penetrations: Flash all penetrations passing through the membrane; make flashing seals directly to the penetration.

1. Pipes, Round Supports, and Similar Items: Flash with specified pre-molded pipe flashings wherever practical; otherwise use specified self-curing elastomeric flashing.

#### FIELD QUALITY CONTROL

A. Inspection by Manufacturer: Provide final inspection of the roofing system by a Technical Representative employed by roofing system manufacturer specifically to inspect installation for warranty purposes (i.e. not a sales person).

B. Perform all corrections necessary for issuance of warranty.

#### CLEANING

A. Clean all contaminants generated by roofing work from building and surrounding areas, including bitumen, adhesives, sealants, and coatings.

B. Remove leftover materials, trash, debris, equipment from project site and surrounding areas.

#### PROTECTION

A. Where construction traffic must continue over finished roof membrane, provide durable protection and replace or repair damaged roofing to original condition.

#### **SUBMITTING A QUOTATION FOR WORK:**

Contractors can ask questions and/or submit a quotation for the above scope of work to Josh Becker, Public Services Director at [jbecker@cityofisanti.us](mailto:jbecker@cityofisanti.us) or mail to 110 1st Ave NW, Isanti MN 55040. Full Quotations must be accepted by 12:00 p.m. Friday, March 20, 2026.

The City reserves the authority to waive irregularities, accept or reject any/or all quotations, and award in the best interest of the City.