



COMMERCIAL RE- ROOFING SUBMITTAL REQUIREMENTS

COMPLETE DETAILED SCOPE OF WORK

STRUCTURE 1 (OFFICE BUILDING):

- Remove parapet wall metal cap
- Remove torch down on parapet walls
- Remove unused roof penetrations, existing HVAC unit curbs
- Clean and prep roof
- Install two extra drains
- Replace old drains with new
- Install one extra through-wall scupper
- Cut angle iron wall supports, install different mounting hardware and flashing (new mounting hardware is not included in the price)
- Install tapered insulation as discussed
- Install ½" HD poly insulation cover board
- Install GAF 60mil white TPO roofing membrane
- Weld all seams
- Install new penetration flashings
- Detail all HVAC curbs
- Install treated lumber blocks wrapped with TPO under HVAC units
- Install TPO up and over parapet walls using adhesive
- Install new 24-gauge painted parapet wall cap
- Clean up and dispose of all debris

STRUCTURE 2 (CANOPY AND GARAGES):

- Remove all existing roofing on canopy
- Remove existing roofing 3' from gutter edges on garages
- Replace rot in corner of roof between canopy and garage roof
- Close overhang (canopy – garage roof)
- Build a 6" parapet wall and add tapered insulation on garage roof
- Install synthetic underlayment and ½" fanfold where roofing was removed on garages
- Install ½" HD insulation cover board over all three roofs
- Install 60mil GAF TPO roofing membrane
- Install drip edge clad metal on gutter edge
- Replace all 1x12 fascia using 3/4" plywood
- Cover new fascia with building paper and 22-gauge fascia metal
- Install new painted fascia metal cap

STRUCTURE 3 (METAL ROOF):

- Framing to be extended by owner
- Remove existing metal roof
- Change rotted plywood
- Install new plywood to close skylights
- Install ice and water
- Install comparable metal roof over existing framing and new framing

WHAT MATERIALS ARE BEING USED

- ½" HD insulation cover board
- 60mil GAF TPO membrane for primary roof
- Metal roofing for smaller roof
- Fasteners

- Seam plates
- TPO adhesive

ROOF PLAN

- Including screenshot of roof

PITCH OF ROOF

- ¼"/foot

ROOF PLAN LAYOUT: HVAC EQUIPMENT ON ROOF

- indicated on roof screenshot/PDF)

SIZE OF BUILDING

- 22,887 s.f.

USE OF BUILDING

- Car dealership

CLASSIFICATION OF ROOFING MATERIAL

HOW IS IT INSTALLED

- Mechanically fastened

CUT SHEETS – SPEC SHEETS

- Included in attachments

SHEET GOODS:

ROLL MATERIALS:

- GAF TPO

VINYL

POLY

SEAMED WELDED, ETC: HOW MATERIAL IS BEING INSTALLED FOR WIND LOAD

- Welded with hot air

REPLACING SHEATHING/OVERLAYING

- Roof overlay

PERMIT BASED ON VALUATION

- \$239,510

5.9.23 Brian Snowden Sr Bldg Reviewer

List for new equipment or verify if replacing equipment:

- Not replacing existing equipment on roof

NEW – Manufacture’s specifications, with any supporting required equipment such as DOAS, VAV etc. that may be additional.

EQUIPMENT CHANGE OUT: Provide existing equipment manufacturing specification to verify weight etc. to compare to what is proposed or engineer’s evaluation existing roof can support new equipment.

BOTH

Provide 2018 WSEC energy compliance form

Roof layout to verify location. Is roof equipment closer than 10’ to edge? Requires curb and guards. 304.11 IMC

- No

Seismic anchor system or comment to meet Washington State Seismic D

The reroof and solar permit submittal requirements are below the 2021 state Building codes link is provided for reference - [Code links for reroofing.](#)

General submittal requirements: more information may be /requested needed during review.

Re-Roof

1. Application Form - <https://www.cityofpuyallup.org/1591/Master-Document-List#C> .
2. Site Plan - The site plan must comply with the CoP Site Plan Standards found here: <https://www.cityofpuyallup.org/DocumentCenter/View/15299/CoP-Site-Plan-Requirements>
3. Roofing Material Submittal Documents - Manufacturer’s Cut Sheets, Installation Instructions, and Fire Ratings

One of the key issues we look for is to address drainage from the roof, please address the existing drainage or upgraded drainage from the roof.