

Dalwing Roof Consulting Ltd.

Edmonton, AB

www.dalwing.com

BID DOCUMENTS AND SPECIFICATIONS

PROJECT NO.24D-0018

EDSON FOOD BANK

2024 ROOFING PROGRAM

605 – 50TH STREET, EDSON, AB

CLIENT: The Town of Edson



SITE VIEWING: 10:00 AM, MAY 15, 2024

BID CLOSING: 2:00 PM, MAY 24, 2024

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Part 1 General

1.1 INVITATION

- .1 Bid Call:
 - .1 Ensure offers are signed under seal, executed, and dated and are received by **Owner's Representative** before: **2:01 PM on MAY 24, 2024.**
 - .2 Submit Bids by email in one PDF file, file name to include the name of the project and the name of the Bidder.
 - .3 Email bids to: gerryl@edson.ca
 - .4 Offers submitted after above time may be rejected.
 - .5 Offers will be opened privately.
 - .6 Amendments to submitted offer will be permitted if received in writing prior to Bid closing and if endorsed by same party or parties who signed and sealed offer.

1.2 SITE ASSESSMENT

- .1 Site Examination: A non-mandatory opportunity to view the site will be held at the site at the work site at **10:00 AM on May 15, 2024.**

1.3 INTENT

- .1 Intent of this Bid call is to obtain an offer to perform Work to complete The Edson Food Bank 2024 Roofing Program located at 4511 – 5th Avenue, Edson, Alberta for a Stipulated Price contract, in accordance with Contract Documents.
- .2 Perform Work within time stated in Section 01 11 00 - Summary of Work.

1.4 CONTRACT/BID DOCUMENTS

- .1 Agreement Form.
- .2 Definitions:
 - .1 Contract Document: defined in CCDC 2 (2020).
 - .2 Bid Document: Contract Documents supplemented with Instructions to Bidders, Bid Form.
 - .3 Bid, Offer, or Bidding: act of submitting an offer under seal.
 - .4 Bid Price: monetary sum identified in Bid Form as an offer to perform Work.
- .3 Availability:
 - .1 Bid Documents may be obtained online on the Alberta Purchasing Connection website.
 - .2 Bid Documents are made available only for purpose of obtaining offers for this project. Their use does not confer license or grant for other purposes.

- .4 Queries/Addenda:
 - .1 Direct questions to the Consultant by e-mail to: mwilliams@dalwing.com.
 - .2 Addenda may be issued during Bidding period. Addenda will become part of Contract Documents. Include costs in Bid Price.
 - .3 Verbal answers are only binding when confirmed by written addenda.
 - .4 Clarifications requested by Bidders must be in writing not less than 5 days before date set for receipt of Bids. Reply will be in form of an addendum. Copy of addendum will be forwarded to known Bidders no later than 2 working days before receipt of Bids.
- .5 Product/System Options:
 - .1 Where Bid Documents stipulate a particular product, substitutions will be considered up to 10 days before receipt of Bids.
 - .2 In submission of substitutions to products specified, Bidders are to include in their Bid, changes required in Work to accommodate such substitutions. Later claim by Bidder for addition to Contract Price a result of changes in Work necessitated by use of substitutions will not be considered.
 - .3 Ensure submission provides sufficient information to enable Consultant to determine acceptability of such products.
 - .4 Provide complete information on required revisions to other work to accommodate each substitution, dollar amount of additions to or reductions from Bid Price, including revisions to other work.
 - .5 Provide specified products unless substitutions are submitted as noted and subsequently accepted.
 - .6 Approval to submit substitutions prior to submission of Bids is required.

1.5 QUALIFICATIONS

- .1 Bidders must be capable, competent, and qualified to perform the work of the contract.
- .2 Subcontractors:
 - .1 Owner reserves right to reject proposed subcontractor for reasonable cause.

1.6 BID SUBMISSION

- .1 Bid Ineligibility:
 - .1 Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, may be rejected at Owner's discretion.
 - .2 Bids with Bid Forms or enclosures which are improperly prepared maybe rejected at Owner's discretion.
 - .3 Bids that fail to include security deposit, bonding or insurance requirements will be rejected.

- .2 Submissions:
 - .1 Bidders are solely responsible for delivery of their [Bids] in manner and time prescribed.
 - .2 Submit on Bid Forms provided, signed and with corporate seal together with required security in sealed opaque envelope, clearly identified with Bidder's name, project name and Owner's name on outside.
 - .3 Improperly completed information, irregularities in Bid Bond, may be cause not to open Bid envelope and declare Bid unacceptable.

1.7 BID ENCLOSURES/REQUIREMENTS

- .1 Insurance:
 - .1 Provide a Certificate of Insurance proving that the Bidder has a valid insurance policy in place with the insurance required in accordance with Contract Documents.
- .2 Bid Form Requirements:
 - .1 State in Bid Form, time required to complete Work. Completion date in Agreement must be completion time added to commencement date.
 - .2 Bidder, in submitting an offer, accepts time period stated in Contract documents for performing Work.
 - .3 Bidder , in submitting an offer, agrees to complete Work by date indicated in Contract Documents.
 - .4 Consideration will be given to time of completion when reviewing Bids submitted.
- .3 Bid Signing:
 - .1 Bid Form to be signed under seal by Bidder.
 - .2 Sole Proprietorship: Bids shall not be accepted from "Sole Proprietors".
 - .3 Partnership: signature of all partners in presence of witness who shall also sign. Insert word 'Partner' under each signature. Affix seal to each signature.
 - .4 Limited Company: signature of duly authorized signing officer(s) in normal signatures. Insert officer's capacity in which signing officer acts, under each signature. Affix corporate seal. If Bid is signed by officials other than President and Secretary of company, or President-Secretary-Treasurer of company, copy of by-law resolution of Board of Directors authorizing them to do so must also be submitted with Bid in Bid envelope.
 - .5 Incorporated Company: signature of duly authorized signing officer(s) in normal signatures. Insert officer's capacity in which signing officer acts, under each signature. Affix corporate seal. If Bid is signed by officials other than President and Secretary of company, or President-Secretary-Treasurer of company, copy of by-law resolution of Board of Directors authorizing them to do so must also be submitted with Bid in Bid envelope.
 - .6 Joint Venture: each party of joint venture must execute Bid under respective seals in manner appropriate to such party as described above, similar to requirements of Partnership.

1.8 OFFER ACCEPTANCE/ REJECTION

- .1 Duration of Offer:
 - .1 Bids to remain open to acceptance, and irrevocable for 60 days after Bid closing date.
- .2 Acceptance of Offer:
 - .1 Owner reserves right to accept or reject any or all offers.
 - .2 After acceptance by Owner, written Bid acceptance shall be issued to the retained Bidder.

END OF SECTION

This Bid is submitted by:

Full Legal Name of Entity: _____

Address: _____

Address: _____

Name of Representative making this submission: _____

Phone Number: _____ Email Address: _____

This Bid is submitted to:

**The Town of Edson
605 – 50th Street
EDSON, Alberta
Attention: Mr. Gerry Little, Manager of Facilities and Energy**

PROJECT: Edson Food Bank 2024 Roofing Program

1. We acknowledge receipt of addendums up to and including **Addendum No.** _____.
2. We, the undersigned, have examined the Bid Documents, Specifications, and Drawings, including all addendums as noted above, and we do hereby offer to provide all equipment, materials, labour, supervision and project management to perform the construction of the project named above in its entirety, in accordance with the Bid Documents, Specifications, and Drawings, for the Stipulated Prices indicated in this Bid Form.
3. We do hereby declare that we are competent and qualified to perform all of the Work of the Contract in accordance with the Bid Documents, Specifications, and Drawings.
4. We do hereby declare that this bid is based upon and includes performance of all of the Work of the Contract in complete accordance with the Bid Documents, Specifications, and Drawings without exception.
5. We do hereby declare that this bid price includes all of our costs and obligations stemming from the complete performance of all of the Work of the Contract, in accordance with the Bid Documents, Specifications, and Drawings
6. We acknowledge and agree that the Owner is not obligated to accept this or any bid, nor to accept the lowest priced bid, but may accept any bid or reject all bids at its sole discretion.
7. This Bid shall be open to acceptance by the Owner for a period of sixty (60) days from the time and date of the bid closing.
8. If this Bid is accepted, then we shall enter into a Contract Agreement with the Owner for the performance of the Work in accordance with the Bid Documents, Specifications, and Drawings.

9. If this Bid is accepted, then we accept the role of Prime Contractor for the Work Site for the purposes of the Occupational Health and Safety Act of Alberta.
10. We agree to accept the costs of any injury or damage to any persons or property resulting from actions, errors, or omissions of our company, our employees or subcontractors during the performance of the Work of the Contract.
11. We agree to comply with all applicable laws, bylaws, codes, and regulations of the authorities having jurisdiction during the performance of the Work of the Contract.
12. We have attached a list of all subcontractors whom we may involve in the project.
 - .1 We agree that we shall not enter into a contract agreement for the performance of any part of the Work this Contract with any individual or entity who is not named on this Bid Form, without prior written consent of the Owner.
 - .2 We agree that the Owner may, at its sole discretion, reject any proposed subcontractor.
 - .3 We agree that no relationship or agreement shall exist between the Owner and any subcontractor. We agree that no subcontractor shall have any recourse to the Owner, nor shall the Owner have any obligation to any subcontractor.
 - .4 We agree that we shall be solely liable to the Owner for complete fulfilment of all of the obligations of the Contract, regardless of any agreement which we may enter in to with any subcontractor.

Signature

Name and Title

Witness Signature

Name and Title

Date

Seal

STIPULATED PRICE

Price for complete performance of the Work of the Contract in accordance with the Bid Documents, Specifications, and Drawing

Edson Food Bank 2024 Roofing Program \$ _____
Not Including GST

HOURLY RATES

In the event that chargeable time work is authorized by the Owner, the following rates shall apply.

Supervisor \$ _____ per hour
Qualified Tradesperson \$ _____ per hour
Labourer \$ _____ per hour

STIPULATED RATES

In the event that damaged roof deck is discovered, the following rates shall apply.

Replacement of roof deck: \$ _____ per sq.ft.

PROJECT SCHEDULE

We propose to conduct the work in the following schedule.

Start Date _____

Duration _____

SUBCONTRACTORS

We propose to involve the following subcontractors in the project.

Full Legal Name and Address of Entity

1. _____

2. _____

3. _____

4. _____

5. _____

Part 1 GENERAL

1.1 PROJECT INFORMATION

- .1 The name of the project is:
Edson Food Bank 2024 Roofing Program
- .2 The location of the work site is:
4511 – 5th Avenue, Edson, Alberta

1.2 PARTIES

- .1 The Owner is:
The Town of Edson
605 – 50th Street, Edson, AB
Representative: Mr. Gerry Little, Manager of Facilities & Energy
- .2 The Consultant is:
Dalwing Roof Consulting Ltd.
www.dalwing.com
Munro Williams, Arch.Tech. RRO, ARCA Accepted Inspector
Email: mwilliams@dalwing.com
Phone: 780-717-2837
- .3 Direct inquiries to the Consultant.

1.3 BIDDING REQUIREMENTS

- .1 Refer to Section 00 21 13 Instructions to Bidders.

1.4 INSURANCE REQUIREMENTS

- .1 Refer to Appendix A – Town of Edson Insurance Standards.

1.5 WORKERS COMPENSATION BOARD ACCOUNT

- .1 At the time of bid submission, and for the duration of the project, the contractor shall have an account in good standing with the Workers Compensation Board of Alberta.
- .2 A Clearance Letter from the WCB shall be submitted prior to the Owner's entering into a contract agreement, and upon request for the duration of the project.

1.6 FORM OF CONTRACT

- .1 The form of contract shall be Canadian Construction Documents Committee CCDC II (2020) Stipulated Price Contract.

1.7 DOCUMENT PRECEDENCE

- .1 The precedence of documents shall be as follows:
 - .1 Contract Agreement
 - .2 Addenda (if any)
 - .3 Specifications
 - .4 Drawings

1.8 INDEMNIFICATION

- .1 The Contractor agrees to release from liability and hold harmless the Owner and the Owner's representatives and employees for any loss or damage, injury or death they may sustain or cause as a result of the Contractor's bid submission or the Contractor's entering into the contract agreement, or by the Contractor's conducting of the work of the contract.
- .2 The Contractor's involvement in the project is not confidential. By submitting a Bid, the Bidder accepts that involvement in the project shall be public knowledge, and may be publicized by any party at any time for any reason.

Part 2 SAFETY

2.1 C.O.R.

- .1 The bidder shall possess a valid Certificate of Recognition (COR) of its safety program from Alberta Occupational Health and Safety.

2.2 PRIME CONTRACTOR

- .1 By submitting a Bid, the Bidder agrees to accept the role of Prime Contractor for the Work Site. By entering into a contract agreement, the party entered into a contract agreement with the Owner does accept the role of Prime Contractor for the Work Site for the purposes of the Occupational Health and Safety Act. Upon request, the Contractor shall submit formal acceptance of that role in writing.
- .2 The Work Site shall be defined as the roof, and the areas on the ground which are within the Prime Contractor's control and affected by the Work.
- .3 The Prime Contractor shall be solely responsible for defining, identifying, limiting access to or otherwise controlling the Work Site.
- .4 The Prime Contractor shall possess a Certificate of Recognition of their safety program from Alberta Occupational Health and Safety.
- .5 The Prime Contractor shall be solely responsible for the safety of all persons on the Work Site.
- .6 The Prime Contractor shall dictate the rules and policies with regard to safety on the Work Site.
- .7 All persons on the Work Site shall report to and comply with the requirements of the Prime Contractor.

- .8 The Prime Contractor shall be solely responsible for enforcing the requirements of the Occupational Health and Safety Act on the Work Site.

2.3 WIND

- .1 The Contractor shall be solely responsible for securing all object on the Work Site from blowing in wind.
- .2 At all times, the Contractor shall prevent all objects on the Work Site from moving out of control due to wind.

2.4 OVERLOADING

- .1 The Contractor shall be solely responsible for not overloading any part of the structure.
- .2 Do not place materials, equipment, or other objects on top of the structure in excess of the structure's capacity to bear the load.
- .3 Accept responsibility for any damages resulting from overloading the structure.

Part 3 ADMINISTRATIVE REQUIREMENTS

3.1 PERMITS

- .1 The contractor shall apply for and obtain any permits required from the authority having jurisdiction. The cost of any required permits shall be included in the contract price.

3.2 HOURS OF WORK

- .1 The hours of work shall be at the discretion of the Owner, and in accordance with the local bylaws.

3.3 INVOICING

- .1 The contractor may submit invoices not more than once per calendar month.
- .2 The amount of any invoice shall not exceed the value of materials installed and construction completed on the date of the invoice.
- .3 The Consultant shall evaluate the invoice in consideration of work completed, and make recommendation to the Owner on whether or not to accept the invoice. Payment shall not be authorized in excess of the value of work completed on the date of invoice.
- .4 All invoices shall be accompanied by a Clearance Letter from the WCB.
- .5 The second and all subsequent invoices shall be accompanied by a Statutory Declaration certified by a Commissioner for Oaths.

3.4 CLOSE OUT SUBMITTAL

- .1 Upon Completion, submit an Operation and Maintenance Manual in digital formal, preferable PDF. The manual shall include:
 - .1 Shop drawings and product data for products installed.
 - .2 Manufacturer and/or Warranty Provider's recommended maintenance information.
 - .3 Contractor's Quality Control records.
 - .4 Warranty documents.

3.5 LIEN HOLD BACK

- .1 Ten per cent (10%) Builders Lien Holdback shall be deducted from each progress invoice.
- .2 The contractor may declare in writing that Substantial Performance has been achieved when the roofing membrane system has been completely applied to all areas included in the Scope of Work. The Owner shall then have five business days to dispute that declaration.
- .3 Forty five (45) days after the date of receipt of the written declaration of Substantial Performance, and if the declaration of Substantial Performance is not disputed, the contractor may submit an invoice for the amount of the Builders Lien Holdback withheld to that date.

3.6 PAYMENT

- .1 Accepted invoices shall be payable thirty (30) days after receipt.

Part 4 EXTRAS

4.1 UNFORESEEN CONDITIONS

- .1 The contractor shall notify the Owner's Representative and the Consultant immediately upon discovery of any unforeseen condition.

4.2 CONTRACTOR PROPOSED CHANGES

- .1 The contractor shall notify the Owner's Representative and the Consultant if he wishes to propose a change to the design of any detail.

4.3 CONTEMPLATED CHANGE NOTICES

- .1 If changes to the scope of work are proposed or found to be necessary, then the Consultant shall issue a Contemplated Change Notice to the Contractor.
- .2 The Contractor shall promptly submit a written price quotation in response to a Contemplated Change Notice.

4.4 CHANGE ORDERS

- .1 If the Contractor's quote in response to a Contemplated Change Notice is accepted by the Owner, then the Consultant shall issue a Change Order to the Contractor.
- .2 No changes to the Contract Price, the Scope of Work, nor the Schedule, shall be considered to be valid unless authorized by a Change Order.

4.5 TIME AND MATERIALS WORK

- .1 In the event that extra work is required on a time and materials basis, then the Contractor shall submit in writing to the Owner's Representative and the Consultant the reason why it is necessary.
- .2 Charges for time and materials work shall not be accepted without prior written authorization from the Owner's Representative.

- .3 If chargeable time work is authorized, then the Contractor shall submit a record of the chargeable hours worked at the end of each day on which they are worked.
 - .1 The rates for chargeable time shall be in accordance with the rates submitted on the Bid Form. Overhead and profit shall be included in the hourly rates. There shall be no mark up on time charged at hourly rates.
- .4 If the installation of chargeable extra material is authorized, then the Contractor shall promptly submit a detailed accounting of the quantity of all extra material installed.
 - .1 The base cost for the extra materials shall be indicated. The base cost shall not exceed the price for which the same materials may be purchased at a retail store.
 - .2 The total mark up on the base cost of authorized extra materials including both overhead and profit combined shall be ten percent (10%).

Part 5 USE OF THE PREMISES

5.1 WORKER CONDUCT

- .1 Workers are strictly forbidden from attending the property while under the influence of alcohol, cannabis, or other intoxicating drugs. Possession, use, or consumption of alcohol, cannabis, or other intoxicating drugs on the property is strictly forbidden.
- .2 Smoking and vaping are not permitted on the property. Workers wishing to smoke or vape must do so off of the property.
- .3 Workers shall be required to refrain from using loud and profane language.
- .4 Workers shall be fully clothed. Shirts are mandatory. Short sleeved shirts are permitted. Sleeveless shirts are not permitted.
- .5 Clothing bearing offensive images or text are not permitted on the property. At the discretion of the Owner's Representative, workers shall, upon request, remove objectionable clothing.
- .6 Workers shall comply with the above rules without question or argument. Any violation of the above rules may result in the person being asked to leave the property, and may result in the police being called.

5.2 FENCING

- .1 The contractor shall erect a temporary fence to enclose and limit access by the public to all areas on the ground adjacent to the building and below the work site on the roof.
- .2 Placement of the fence shall be at the discretion of the Owner's Representative. Coordinate the placement of the fence with the Owner's Representative.

5.3 PROTECTION OF PROPERTY

- .1 Protect property, including but not limited to sidewalks and curbs, landscaping, windows, and building exterior finishes, from damage during the performance of the work.
- .2 Repair any damages caused as a result of the performance of the work to the acceptance of the Owner's Representative.

5.4 PARKING

- .1 At the discretion of the Owner, trucks, trailers, and equipment may be parked on the property as may be necessary for the performance of the work. Obtain permission from the Owner's Representative for all parking on the property.
- .2 Worker's personal vehicles may not be parked on the property. They shall park on the public roads in accordance with the posted bylaw signage.

5.5 SANITARY FACILITY

- .1 Workers may not use the facilities inside the building.
- .2 The Contractor shall provide a suitable temporary sanitary facility for the use of the workers, and maintain in a clean condition.

5.6 SECURITY

- .1 The Contractor shall be solely responsible for securing all object on the Work Site from blowing in wind. At all times, the Contractor shall prevent all objects on the Work Site from moving out of control due to wind.
- .2 The Contractor shall be solely responsible for the security of the Work Site while it is under his control, and for the security of his property. The contractor leaves his property on the Owner's property at his own peril, including but not limited to vehicles, tools, equipment, and construction materials.
- .3 The Contractor accepts that the Owner shall not be liable for any loss of or damage to the Contractor's property from any cause, including but not limited to theft, vandalism, fire, lightning, or weather event.

5.7 ACCESS TO THE ROOF

- .1 Access to the roof shall be by exterior temporary ladder, which shall be supplied by and shall be the sole responsibility of the Contractor.
- .2 Workers shall not be permitted to enter the building except for specifically necessary tasks related to the performance of the work. Prior to entering the building, workers shall obtain permission from the Owner's Representative, and comply with the Owner's instructions.

Part 6 CONSTRUCTION REQUIREMENTS

6.1 EQUIPMENT

- .1 The Contractor shall supply all required ladders, hoists, tools, power cords, generators, and equipment to perform and execute the work of the contract.

6.2 ELECTRICITY

- .1 The Contractor shall use his own portable generators and fuel to produce all electricity required for the performance of the work.
- .2 Use of the Owner's electricity shall be at the sole discretion of the Owner. Obtain permission from the Owner prior to using the Owner's electricity.

6.3 WASTE MANAGEMENT

- .1 The Contractor shall remove all demolished materials, packaging, and other waste from the site and dispose of in accordance with the requirements of the authority having jurisdiction.
- .2 The cost of all waste disposal shall be included in the Bid Price.

6.4 QUALITY CONTROL

- .1 The Consultant shall conduct periodic visual reviews of the work. Correct any deficiencies identified by the Consultant.
- .2 The Contractor shall be solely responsible for ensuring that the finished construction conforms to the specifications, drawings, and the referenced standards.
- .3 Construction which does not conform to the specifications, drawings, and the referenced standards shall be deemed to be deficient. Deficient construction shall be promptly corrected by the Contractor. No claims for extras shall be considered for correction of deficient work. Payment shall not be authorized for deficient construction.

6.5 LEAK RESPONSE

- .1 In the event that a roof leak occurs into the interior under a roof area where the work of the contract is in progress at the time of the leak, then the Prime Contractor shall be required to initiate and co-ordinate immediate action to address the leak, conforming to the following standard:
 - .1 Institute of Inspection, Cleaning, and Restoration Certification (IICRC) and American National Standards Institute (ANSI) ANSI/IICRC S500 Standard.
 - .2 The standard is available at the website: www.iicrc.org
- .2 If the client deems that the action in response to a leak is not meeting the above standard, then the client may retain a qualified restoration contractor to respond to the leak and take action conforming to the above standard. The costs of such action would be charged back to the Prime Contractor.

6.6 PROGRESS CLEANING

- .1 Contain waste and debris.
- .2 Maintain the work site is a neat and tidy condition acceptable to the Owner.

6.7 FINAL CLEANING

- .1 Remove all equipment, waste, and debris from the site.
- .2 Clean any surfaces or property which were marred during the performance of the work.
- .3 Leave the site in a condition acceptable to the Owner.

END OF SECTION

1.1 PREREQUISITES

- .1 Examine the site. Verify existing conditions. Accept the specifications and drawings. Notify the Consultant of any discrepancies, or concerns with the design.
- .2 Accept the role of Prime Contractor for the Work Site for the purposes of the Occupational Health and Safety Act.
- .3 Closely co-ordinate with the Owner's Representative and the Consultant throughout the duration of the project.

1.2 SCHEDULE

- .1 Commence the work as soon as possible after execution of the contract agreement.
- .2 Mobilize, deliver all required materials, and commence the work no later than June 30, 2024. If the contractor has not mobilized or commenced by 5:00 pm on that date, then the Owner may terminate the contract and make a claim for damages against the contract security.
- .3 Achieve total performance of the work by August 31, 2024.

1.3 EXTENT OF WORK

- .1 Replace the roofing systems on Roof Sections 1.0 (upper), 2.0 (lower) , and 3.0 (garage) in accordance with these specifications and drawings.

1.4 SCOPE OF WORK

- .1 Remove the existing roofing systems on the specified roof sections in accordance with these specifications. Refer to Section 02 41 19 Selective Demolition.
- .2 Conduct carpentry related to roofing. Refer to Rough Carpentry Section 06 10 00.
- .3 Apply membrane roofing system in accordance with Modified Bituminous Membrane Section 07 52 11 and in accordance with the drawings.
- .4 Supply and install all metal flashings related to the membrane roofing in accordance with Sheet Metal Flashings Section 07 62 00 and accordance with the drawings.
- .5 Supply and install new sheet metal specialties. Refer to Sheet Metal Roof Specialties Section 07 63 00.
- .6 Replace the roof drains. Refer to Mechanical Section 23 05 00.
- .7 Temporarily remove all roof top equipment as required to complete re-roofing, and re-install afterwards. Refer to Mechanical Requirements Section 23 05 00 and Electrical Requirements Section 26 05 00.
- .8 Provide a 10 year Warranty Certificate.

1.5 PHOTOS

.1 Front and Rear.



.2 Main Building upper roof chimney and air extractor.



.3 Main Building upper roof building telecom mast.



.4 Main Building roof to wall.



.5 Main Building roof to wall front narrow corner.



.6 Garage as seen from main building roof.



END OF SECTION

Part 1 General

1.1 ADMINISTRATIVE REQUIREMENTS

- .1 Perform noisy work within the hours required by the local Noise Bylaw.

1.2 REGULATORY REQUIREMENTS

- .1 Conform to applicable code for demolition work, dust control, products requiring electrical disconnection and reconnection.
- .2 Obtain required permits from authorities.
- .3 Do not close or obstruct egress width to any building or site exit.
- .4 Do not disable or disrupt building fire or life safety systems without prior written approval from the Owner.
- .5 Conform to applicable regulatory procedures when discovering hazardous or contaminated materials.

1.3 PROJECT CONDITIONS

- .1 Conduct demolition to minimize interference with adjacent and occupied building areas.
- .2 Cease operations immediately if structure appears to be in danger and notify Consultant. Do not resume operations until directed.

Part 2 Products

2.1 MATERIALS

- .1 The composition of the existing roofing system is as follows.
 - .1 Organic Built Up Roofing membrane with gravel surface.
 - .2 Two layers of 1 inch thick wood fiberboard.
 - .3 Plywood Decks. (diagonal ship lap on garage)

Part 3 Execution

3.1 PREPARATION

- .1 Protect existing materials which are not to be demolished.
- .2 Notify affected utility companies before starting work and comply with their requirements.
- .3 Mark location and termination of utilities.

3.2 DEMOLITION - SCOPE

- .1 Remove sheet metal flashings.
- .2 Remove insulated membrane roofing system to expose the roof deck.

3.3 DEMOLITION - STANDARDS

- .1 Demolish in an orderly and careful manner.
- .2 Protect and do not damage, mar, or deface existing building elements which are to remain in place.
- .3 Remove demolished materials from site except where specifically noted otherwise. Dispose of in accordance with the requirements of the authority having jurisdiction.
- .4 Do not burn or bury materials on site.
- .5 Remove materials as Work progresses. Upon completion of Work, leave areas in clean condition.

END OF SECTION

Part 1 General

1.1 REFERENCES

- .1 Alberta Building Code, current edition.
- .2 National Lumber Grades Authority- Standard Grading Rules for Canadian Lumber.
- .3 Alberta Roofing Contractors Association – Roofing Systems Application Standards.

1.2 QUALITY ASSURANCE

- .1 Lumber by grade stamp of an agency certified by Canadian Lumber Standards Accreditation Board.
- .2 Plywood, particleboard, OSB and wood based composite panels in accordance with CSA and ANSI standards.

1.3 DELIVERY, STORAGE AND HANDLING

- .1 Storage and Handling Requirements:
 - .1 Store materials off ground; keep clean and dry.
 - .2 Store and protect wood from moisture, mud, or other defects.
 - .3 Replace defective or damaged materials with new.

1.4 REFERENCE STANDARDS

- .1 Lumber: softwood, S4S, moisture content 19% (S-dry) or less in accordance with CSA O141 and NLGA Standard Grading Rules for Canadian Lumber.
- .2 Canadian softwood plywood (CSP): to CSA O151, standard construction.

Part 2 Products

2.1 WOOD PRODUCTS

- .1 Spruce lumber, 1.5” thick.
 - .1 Finger jointed lumber shall not be accepted.
- .2 Sheathing: Plywood, 1/2” thick.
 - .1 Oriented Strand Board (OSB) shall not be accepted.

2.2 FASTENERS

- .1 Fasteners for lumber:
 - .1 Phosphorous coated nails, 3”
 - .2 No.8 x 3” wood screws.
 - .3 On concrete or masonry: Minimum 1/4” x 2.5” hit pin anchors.

- .2 Fasteners for sheathing:
 - .1 Phosphorous coated nails, 2"
 - .2 No.8 x 1.25" wood screws.
 - .3 To concrete or masonry: Min. ¼" x 1.25" hit pin anchors.

.3 Staples shall not be accepted.

2.3 INSULATION

- .1 Fiberglass batt insulation.

Part 3 Execution

3.1 EXAMINATION

- .1 Verification of Conditions: verify that conditions of substrates are acceptable for product installation in accordance with manufacturer's written instructions.
 - .1 Visually inspect substrate.
 - .2 Inform Consultant of unacceptable conditions immediately upon discovery.
 - .3 Proceed with installation only after unacceptable conditions have been remedied and reviewed by the Consultant.
 - .4 Proceeding with work indicates acceptance of existing conditions.

3.2 LOCALIZED DECK REPLACEMENT (IF NECESSARY)

- .1 Upon removal of the roofing system, examine the roof deck.
- .2 Notify the Consultant immediately upon discovery of deck that is moisture damaged or otherwise not in suitable condition to receive the new roofing system.
- .3 If the deck is damaged, cut out the damaged area. Replace it with new ¾" sheathing of the same thickness as the existing deck.
- .4 Record deck replacement with photographs.
- .5 Record the area of deck replaced.

3.3 CARPENTRY IN CONNECTION WITH ROOFING

- .1 Build up parapets, area dividers, building expansion joints, curbed penetrations, and other projections to the required heights using plies of dimensional lumber.
 - .1 Apply lumber straight, flush, and true.
 - .2 Apply lumber of the same width as the top of the parapet, curb, etc. that it is being applied on top of.
 - .3 Apply lumber continuously. Tightly abut end joints.
 - .4 Fasten each ply of lumber with 3" nails at maximum 12" on center, between 1" and 1.5" of the sides of the lumber plies, staggered from side to side.

- .2 Line the vertical faces of parapets, area dividers, building expansion joints, curved penetrations and roof to wall connections with the specified sheathing.
- .3 At roof to wall connections, bevel the top edges of the sheathing.
- .4 Remove any existing gum box penetrations and construct new wooden curbs, anchored to the roof deck.
- .5 Build curbs at other penetrations where noted on the drawings.
- .6 Install wooden elements as required to construct the details in accordance with the intent of the detail drawings.

3.4 PARAPET WALL CONSTRUCTION

- .1 Where shown on the drawings, construct new pony walls out of 2x6 wood studs at maximum 24" on centre complete with sheathing on both the outside and inside face.
 - .1 Slope tops of parapets in toward the roof minimum 5%.
 - .2 Fill pony wall with Fiberglass Batt Insulation.

3.5 PROTECTION

- .1 Protect installed products and components from damage during construction.
- .2 Protect installed products and components from moisture immediately after installation.
- .3 Repair damage to adjacent materials caused by rough carpentry installation.

END OF SECTION

Part 1 General

1.1 SECTION INCLUDES

- .1 Application of new insulated membrane roofing systems.

1.2 REFERENCES

- .1 CAN/CSA-A123.4-04 (R2013) - Asphalt for Constructing Built-Up Roof Coverings and Waterproofing Systems.
- .2 CGSB 37-GP-56M-85 - Membrane, Modified, Bituminous, Prefabricated, and Reinforced for Roofing.
- .3 ASTM 5157
- .4 Alberta Roofing Contractors Association - Roofing Systems Application Standards Manual.

1.3 SYSTEM DESCRIPTION

- .1 Assembly of components includes:
 - .1 Heat welded SBS cap sheet membrane system
 - .2 Self adhering SBS base sheet membrane system
 - .3 Cover board system, HD Poly Iso, adhered
 - .4 Insulation system, sloped Poly-ISO, adhered
 - .5 Vapour retarder membrane, self adhered on existing wood deck.

1.4 SUBMITTALS FOR REVIEW

- .1 Shop Drawings: Indicate setting plan for polystyrene backslopes.
- .2 Product Data: Provide product data for membrane materials.

1.5 QUALITY ASSURANCE

- .1 Perform Work to ARCA Roofing Systems Application Standards Manual, and in accordance with the manufacturer's written instructions.
- .2 Installing Company Qualifications: Company specializing in performing the work of this section and either:
 - .1 A member of the Alberta Roofing Contractors Association; or
 - .2 Accepted by the roofing membrane manufacturer in their workmanship warranty program, either Soprema Platinum program or IKO Diamondshield program.

1.6 REGULATORY REQUIREMENTS

- .1 Conform to the Alberta Building Code where applicable.

1.7 DELIVERY, STORAGE, AND HANDLING

- .1 Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.
- .2 Store products in weather protected environment, clear of ground and moisture.
- .3 Stand roll materials on end.

1.8 SITE CONDITIONS

- .1 Ambient Conditions:
 - .1 Do not apply roofing membrane during inclement weather or when ambient temperatures are below -18 degrees C.
 - .2 Do not apply roofing membrane to damp or frozen deck surface.
 - .3 Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.

1.9 WORKER QUALIFICATIONS

- .1 Any worker handling an open flame torch shall have a valid torch safety training certificate from a qualified training provider, and shall produce his certificate upon demand.
 - .1 No worker shall handle a torch who is not able to produce the above proof of training.
- .2 A minimum one of every four workers shall have a fire extinguisher training certificate from a qualified training provider, and shall produce their certificates upon demand.
- .3 Membrane Installer Qualifications: Workers applying roofing membrane by heat welding shall be either:
 - .1 Red Seal Journeyman Roofers or
 - .2 Alberta Journeyman Roofers or
 - .3 Alberta Registered Apprentice Roofers.

1.10 FIRE PREVENTION

- .1 Employ every precaution to ensure that fire does not occur, including but not limited to the following:
 - .1 Do not smoke on the job site.
 - .2 Observe safety measures relating to extension cords, including but not limited to the following:
 - .1 Ensure that all extension cords are in good condition.
 - .2 Unplug all extension cords, and unplug all devices from all extension cords, at the end of the work day.

- .3 At the end of each work day, inspect each extension cord. Ensure that all extension cords are fully visible, and that no objects are on top of any part of any extension cord.
- .3 Store gasoline or other fuels in containers approved by CSA for that purposes, maximum container size 25 litres.
- .4 Do not bring more than one container of gasoline or other fuel onto the roof, nor near the building.
- .5 Do not leave containers of gasoline or other fuels on the roof unattended. Take them off site at the end of each work day.
- .6 Inspect fuel powered tools and equipment and electric hot air welders daily. Ensure that exhausts and hot spots are clean, free of dust or combustible materials.
- .7 During and after use of fuel powered equipment or electric hot air welders, ensure that combustible materials do not come near exhausts or hot equipment.
- .8 Handle and store propane in accordance with the ARCA Safe Work Practice No.4.
- .9 Ensure that fire extinguishers with valid certifications are present at the location of the hot work, of the type and quantity required to comply with the ARCA Torch Safety Program requirements.
- .10 Ensure that all propane torches, hoses, regulators, and all other propane tools, appliances, fittings, and components are in good condition.
- .11 Prior to using torches, ensure that all combustible substrates and building elements are covered with modified bituminous membranes, and that all laps and joints in the membrane system are either:
 - .1 Overlapped minimum 3” and sealed by self adhering, or
 - .2 Covered with self adhering modified bituminous membrane tape, adhered to the membrane surfaces to minimum 3” on either side of any gap or joint.
- .12 Do not leave open flames unattended.
- .13 Do not utilise open flames near stockpiles of combustible materials.
 - .1 Keep stockpiles of combustible materials, including but not limited to polystyrene insulation, minimum 25 feet away from the areas where torch work is being conducted.
- .14 Handle and use torches in compliance with the ARCA Torch Safety Program Requirements.
- .15 After extinguishing all torches for the day, conduct a minimum TWO (2) hour Fire Watch. Conduct Fire Watch in accordance with ARCA Torch Safety Program requirements.

1.11 TEMPORARY WATER PROTECTION – OLD ROOF IS BUR

- .1 At the end of each work day, ensure that the roof is in a water tight condition. Prevent entry of water into the building. Do not leave the roof in a state where any detail may allow water to enter the building.

VAPOUR RETARDER IS TEMP WATERPROOFING

- .2 If the vapour retarder is utilized as temporary waterproofing, ensure the following:
 - .1 The plane of the vapour retarder has an effective means of drainage.
 - .2 The vapour retarder membrane is applied continuously to the entire roof area, fully adhered to and fully supported by substrates.
 - .3 Membrane is applied tightly into all corners and horizontal to vertical transitions.
 - .4 Membrane system is free of defects or damages.
 - .5 All laps and joints are detailed by heating and trowelling.
 - .6 Membrane is fully adhered tight to all pipe penetrations. Pipe penetrations are sealed to the membrane with a liberal application of plastic roofing cement.
 - .7 Membrane is extended up perimeters and curbed penetrations to a height above the top of the future roof elevation. Top terminations are fully adhered, and sealed by either:
 - a.) Heating and trowelling if safe to do so,
 - b.) Application of plastic roofing cement,
 - c.) Fully overlapped by minimum 3” by other elements above which flash and shed all water over the top termination.
 - .8 At all horizontal to vertical transitions, plastic cement is applied to all laps and joints in the membrane, and to all inside and outside corners.

VAPOUR RETARDER SEAL TO OLD B.U.R.

- .3 If the vapour retarder is utilized as temporary waterproofing, and sealed to the old BUR membrane at the cut line, then ensure the following:
 - .1 The surface of the old BUR membrane was prepared by fully removing the gravel surface to a minimum 10” width parallel to the cut line, and that the exposed 10” width is clean and dry.
 - .2 At the cut line, the temporary seal of vapour retarder membrane is extended vertically from the deck to the BUR surface, not tented at an angle.
 - .3 At the cut line, the temporary seal of vapour retarder membrane is overlapped and fully adhered minimum 8” onto to the prepared BUR surface.
 - .4 That the leading edge of the temporary seal membrane is embedded in and sealed to the BUR surface with a minimum ¾” bead of plastic roofing cement.
 - .5 That the leading edge of the temporary seal membrane is covered with minimum 2” wide trowelled on plastic roofing cement, extending minimum 1” onto the BUR and 1” onto the temporary seal membrane.

- .6 Any laps or joints in the temporary seal at the cut line transition are overlapped minimum 4", fully adhered and sealed, and liberally covered with plastic roofing cement.

ROOF IS LAID TO BASE SHEET

- .4 If the new roofing system is applied to base sheet, ensure the following:
 - .1 That the plane of the base sheet has an effective means of drainage.
 - .2 That the base sheet system is complete, ready to receive the cap sheet system.
 - .3 That all components of the base sheet system are in place and completed, including the membrane flashings at perimeters and penetrations.
 - .4 That any fastener heads in the horizontal plane are covered and patched with membrane.
 - .5 That stack jacks or other specified details at pipe penetrations are detailed and complete.
 - .6 That all laps, joints, leading edges, and flashings in the membrane system are fully adhered and sealed, and detailed by heating and trowelling.
 - .7 That the membrane system is free of defects or damages.

NEW BASE SHEET SEAL TO OLD B.U.R.

- .5 At the termination of base sheet system application, and the cut line in the old BUR system, ensure the following:
 - .1 That a temporary seal of modified bituminous membrane is applied over the joint from the old BUR surface to the new SBS base sheet surface.
 - .2 The surface of the old BUR membrane was prepared by fully removing the gravel surface to a minimum 10" width parallel to the cut line, and that the exposed 10" width is clean and dry.
 - .3 The temporary seal of membrane is fully supported by rigid substrates, not spanning any gaps.
 - .4 The temporary seal of membrane is overlapped and fully adhered minimum 8" onto to the prepared BUR surface.
 - .5 That the leading edge of the temporary seal membrane is embedded in and sealed to the BUR surface with a minimum 3/4" bead of plastic roofing cement.
 - .6 That the leading edge of the temporary seal membrane is covered with minimum 2" wide trowelled on plastic roofing cement, extending minimum 1" onto the BUR and 1" onto the temporary seal membrane.
 - .7 On the new base sheet surface, the temporary seal of membrane is overlapped and fully adhered minimum 4" onto to the new SBS base sheet surface, and the leading edge detailed by heating and trowelling.

NEW BASE SHEET SEAL TO VAPOUR RETARDER

- .6 At the termination of base sheet system application, and any transition to vapour retarder which is being utilized as temporary water proofing, ensure the following:
- .1 That a temporary seal of modified bituminous membrane is applied over the transition from the new SBS base sheet surface to the vapour retarder on deck.
 - .2 The temporary seal of membrane is extended vertically from the deck to the new base sheet surface, not tented at an angle.
 - .3 The temporary seal membrane is extended minimum 4” onto the vapour retarder membrane, and minimum 4” onto the new base sheet surface, fully adhered and sealed to both membranes, and all laps, joints, and leading edges detailed by heating and trowelling.
 - .4 Any laps or joints in the temporary seal at the horizontal to vertical transition in the vapour retarder plane are liberally covered with plastic roofing cement.

TEMP SEALS ON CURBS

- .7 On all curbed penetrations, ensure the following:
- .1 That the top of each curb is fully and continuously covered with one continuous piece of either 180 SBS base sheet or 10 mil polyethylene sheet, with no joints, with no openings nor fasteners in the horizontal tops, and extending minimum 8” down each side of each curb, and securely fastened in place on the sides.

PERIMETERS

- .8 On all perimeter and area divider walls, ensure the following:
- .1 Either base sheet membrane flashing system is complete, extending continuously over the tops, fully adhered and sealed, OR
 - .2 That a temporary water proof membrane is draped over the tops, and
 - a.) The temporary protection is securely fastened in place,
 - b.) All fasteners are in the sides, in the vertical planes, not in tops,
 - c.) That the temporary protection is continuous,
 - d.) That the temporary protection covers the top terminations of the membrane flashing extending up from the membrane on the horizontal plane,
 - e.) That all joints in the temporary protection are fully sealed.

1.12 WARRANTY

- .1 Provide TEN (10) year Warranty Certificate from a credible third party, not the installing contractor, guaranteeing both:
 - .1 The roofing materials shall be free from manufacturing defects or else new products shall be installed on this roof to replace them and restore this roof to conform to the design intent.
 - .2 The workmanship of installation of the roofing system shall perform as intended and shall not leak or else labour and materials shall be provided to repair it and restore it to conform to the design intent.
- .2 Accepted forms of warranty include:
 - .1 ARCA Warranty Certificate from ARCA Warranty Ltd, or
 - .2 Soprema Platinum Warranty or
 - .3 IKO Diamond Shield Warranty or
 - .4 Equal alternate upon submission of samples and supporting documents for acceptance.

Part 2 Products

2.1 MEMBRANE MATERIAL

- .1 Vapour Retarder Membrane: Styrene-butadiene-styrene (SBS) modified bitumen, self adhering membrane.
 - .1 Application: Fully adhered by self adhesion.
 - .2 Bottom surface: Self adhering with Release film.
 - .3 Top surface: Woven polyethylene facer.
 - .4 Accepted products include:
 - .1 IKO MVP
 - .2 Soprema Sopra Vap'R
 - .3 Equal alternate upon submission of product data for acceptance.
- .2 Base Sheet Membrane: Styrene-butadiene-styrene (SBS) modified bitumen, with reinforcing mat of non-woven polyester reinforced with glass fibres.
 - .1 Application: Fully adhered by self adhesion.
 - .2 Bottom surface: Self adhering with release film.
 - .3 Top surface: Thermofusible plastic film.
 - .4 Thickness min. 2.5 mm.
 - .5 Accepted products include:
 - .1 IKO Armourbond Flash
 - .2 Soprema Sopraply Flam Stick
 - .3 Equal alternate upon submission of product data for acceptance.

- .3 Cap Sheet Membrane: Styrene-butadiene-styrene (SBS) modified bitumen, minimum 180 g/m² reinforcing mat of non-woven polyester and glass fibre.
 - .1 Application: Fully adhered by heat welding.
 - .2 Bottom surface: Thermofusible plastic film.
 - .3 Top surface: Ceramic Granules.
 - .4 Thickness 4.0 mm.
 - .5 Accepted products include:
 - .1 IKO Torchflex TP-250-Cap
 - .2 Soprema Sopralene Flam 180 GR
 - .3 Equal alternate upon submission of product data for acceptance.

2.2 SYSTEM ADHESIVES

- .1 Two component, low rise polyurethane foam adhesive accepted by the membrane system manufacturer.
- .2 Solvent primer for self adhering membranes, by the membrane system manufacturer.
- .3 Asphalt primer for heat welding membranes, by the membrane system manufacturer.

2.3 INSULATION

- .1 Primary Insulation: Polyisocyanurate boards with the following characteristics:
 - .1 Board Size: maximum 1200mm x 1200mm (4x4')
 - .2 Facer: Inorganic glass mat.
 - .3 Slope: 1%
 - .4 Thermal Performance: Slope package average R20.

2.4 COVER BOARD

- .1 Over Insulation: High Density Polyisocyanurate Panel, inorganic glass facer, 48x48" (1200 x 1200mm), 1 /2 inch (12.5mm) thick.
 - .1 Manufacturer: Same as roofing membrane system.

2.5 PERIMETER ANCHORS

- .1 Membrane plates: 2 inch (50mm) diameter, 20 gauge galvanized steel, deformed, barbed
- .2 Screws: No.12 x 1-5/8", coated

2.6 PRE-FABRICATED ROOF SPECIALTIES

- .1 Stack Jacks: SJ-26 by Thaler Metal Industries.

2.7 ACCESSORIES

- .1 Plastic roofing cement.
- .2 Modified bituminous flame protection tape.

Part 3 Execution

3.1 EXAMINATION

- .1 Verify that surfaces and site conditions are ready to receive work.
- .2 Verify existing conditions and accept the scope of work and specifications.

3.2 ROOFING REMOVAL

- .1 Refer to Selective Demolition Section 02 41 19.

3.3 VAPOUR RETARDER APPLICATION

- .1 Apply primer to the full area of the deck and allow to flash off gas in accordance with the manufacturer's recommendations.
- .2 Fully adhere vapour retarder membrane continuously to the full area of the primed deck..
- .3 Flash vapour retarder up vertical surfaces at perimeters and curbed penetrations higher than the top of insulation.
- .4 Overlap side laps to fully cover the 3 inch selvedge edges as indicated on the rolls.
- .5 Overlap end laps minimum 6 inches.
- .6 Fully adhere the membrane to the substrate free of air pockets, wrinkles, skews, or other defects.

3.4 INSULATION APPLICATION

- .1 Ensure vapour retarder is clean and dry.
- .2 Apply no more insulation than can be covered with membrane in same day.
- .3 Place tapered insulation in accordance with the manufacturer's shop drawing.
- .4 Stagger the board joints minimum 300mm (12") in between rows within the layer.
- .5 Tightly abut board joints.
- .6 Cut and trim insulation boards to fit neatly and tightly around perimeters and penetrations.
- .7 Create a minimum 24x24" x 1" deep sump at each drain location.
- .8 Adhere the insulation boards using low rise two part polyurethane foam adhesive, blended and applied at the rates and in the patterns in strict compliance with the manufacturer's instructions or in the following minimums, which ever is more stringent:
 - .1 Minimum ½" (12.5mm) diameter ribbons of adhesive.
 - .2 Corner Zone: Ribbons at maximum 4 inch (100mm) spacing. (4 x 4 ft)
 - .3 Perimeter Zone: Ribbons at maximum 6 inch (150mm) spacing. (4 ft width)
 - .4 Remainder of Roof: Ribbons at maximum 12 inch (300mm) spacing.

3.5 COVER BOARD APPLICATION

- .1 Place the cover boards over top of the insulation continuously, fully covering the full area of the insulation.
- .2 Tightly abut the cover board joints. Do not overlap cover board joints.
- .3 Offset the board joints minimum 12 inches (300 mm) in both directions from the insulation board joints.
- .4 Stagger the board joints minimum 12 inches (300 mm) in between rows within the layer.
- .5 Cut and trim cover boards to fit neatly and tightly around perimeters and penetrations.
- .6 Adhere the cover boards using low rise two part polyurethane foam adhesive, blended and applied at the rates and in the patterns in strict compliance with the manufacturer's instructions or in the following minimums, which ever is more stringent:
 - .1 Minimum ½" (12.5mm) diameter ribbons of adhesive.
 - .2 Corner Zone: Ribbons at maximum 4 inch (100mm) spacing. (4 x 4 ft)
 - .3 Perimeter Zone: Ribbons at maximum 6 inch (150mm) spacing. (4 ft width)
 - .4 Remainder of Roof: Ribbons at maximum 12 inch (300mm) spacing.

3.6 BASE SHEET APPLICATION

- .1 Fully adhere the self-adhering base sheet system to the cover board free of wrinkles, air pockets, skews, or other defects.
- .2 Lay base sheets in place, aligned in straight rows, and allow to relax.
- .3 Overlap side laps minimum 3 inches (75mm) in accordance with manufacturer's requirements.
- .4 Heat the edges of the underlying sheets to remove the thermofusible film prior to overlapping.
- .5 After removing release film, work the entire area of the membrane with broom and weighted roller. Ensure full adhesion.
- .6 Detail side laps by heating and trowelling. Ensure that side laps are fully adhered and sealed.
- .7 Stagger base sheet end laps by minimum 12 inches (300mm). Over lap end laps minimum 6 inches (150mm).
- .8 Extend the base sheet tightly into the horizontal to vertical transitions at perimeters and curbed penetrations; ensure that there is no tenting.
- .9 Flash base sheets minimum 4 inches (100mm) up the vertical surfaces at perimeters and penetrations.

3.7 BASE SHEET PERIMETER ANCHORING

- .1 At perimeters and penetrations, mechanically fasten the base sheet upturn to the vertical surfaces with the specified fasteners at maximum 12 inch (300mm) spacing.

3.8 BASE SHEET FLASHING APPLICATION (SA)

- .1 Prime the full area of the wooden linings with solvent primer at the manufacturer's recommended rate of application.
- .2 Allow applied primer to flash off gas in strict accordance with the manufacturer's recommendations.
- .3 Fully adhere self adhering base sheet membrane flashing.
- .4 Apply membrane flashings vertically in roll width strips.
- .5 Extend membrane flashings minimum 8" onto the horizontal field.
- .6 Extend membrane flashings onto the tops of the curbs.
- .7 Extend membrane flashings over the top outside faces of parapets, lapping onto exterior wall finishes.
- .8 Fully adhere membrane flashing strips, free of wrinkles, air pockets, or other defects.
- .9 Seal laps and joints by heating and trowelling.
- .10 Heat weld membrane gussets to all inside and outside corners of membrane flashings.
- .11 Fasten membrane flashing strips with nails with 1" diameter heads at mid widths and vertical side laps.

3.9 ZURN DRAIN INSTALLATION

- .1 Remove thermofusible plastic film from the base sheet surface at the drain location.
- .2 Place the 3 x 3 ft base sheet flashing in a full bed of plastic cement, centred on the drain.
- .3 Heat weld the outer perimeter of the base sheet membrane flashing.
- .4 Neatly trim the opening in the membrane flashing.
- .5 Install and torque the clamping ring.

3.10 STACK JACK INSTALLATION

- .1 Remove thermofusible plastic film from the base sheet surface at the jack location.
- .2 Place the flange of the metal jack assembly in a full bed of plastic cement.
- .3 Prime the flange of the metal jack assembly.
- .4 Heat weld base sheet membrane flashing extending tightly to the jack upstand, and extending minimum 8" past the edge of the metal flange in all directions.

3.11 CAP SHEET APPLICATION

- .1 Fully adhere the cap sheet to the base sheet by heat welding, free of wrinkles, air pockets, or other defects.
- .2 Stagger cap sheet side laps from base sheet side laps by half the roll width.
- .3 Lap cap sheet side laps in shingle fashion toward the drains.
- .4 Center the drains in the width of the cap sheet.
- .5 Stagger cap sheet end laps by minimum 12”.
- .6 Extend the cap sheet tightly into the horizontal to vertical transitions at perimeters and curbed penetrations.

3.12 CAP SHEET FLASHING APPLICATION

- .1 At perimeters and curbed penetrations, prepare horizontal cap sheet surfaces to receive the overlap of the cap sheet flashings by heating and trowelling to embed granules.
- .2 At perimeters and curbed penetrations, adhere cap sheet membrane flashing by heat welding.
- .3 Apply membrane flashings vertically in roll width strips.
- .4 Extend membrane flashings minimum 6” onto the horizontal field.
- .5 Extend membrane flashings minimum 2” onto the tops of the parapet walls.
- .6 Fully adhere membrane flashing strips by heat welding, free of wrinkles, air pockets, or other defects.
- .7 Stagger cap sheet flashing vertical side laps from the base sheet flashing side laps, and from the cap sheet side laps in the horizontal field.

3.13 FIELD QUALITY CONTROL

- .1 The Contractor shall be responsible for field quality control, and for ensuring that products and systems are installed in accordance with the specifications, the applicable standards, and the manufacturer’s instructions and recommendations.
- .2 The Owner shall retain a Consultant to conduct random, periodic observations of the

3.14 CLEANING

- .1 In areas where finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and comply with their documented instructions.
- .2 Repair damages to finishes and marring of surfaces caused by work of this section.

3.15 PROTECTION OF FINISHED WORK

- .1 Protect building surfaces against damage from roofing work.
- .2 Where traffic must continue over finished roof membrane, protect surfaces.

END OF SECTION

Part 1 General

1.1 REFERENCES

- .1 The Alberta Roofing Contractors Association Roofing Systems Application Standards Manual.

1.2 DELIVERY, STORAGE AND HANDLING

- .1 Deliver, store and handle materials to prevent dents, bends, scratches, or other defects.

Part 2 Products

2.1 STEEL SHEET

- .1 26 gauge prefinished sheet steel with factory applied coating of colour selected by the Owner's representative.
 - .1 The Contractor shall obtain the Owner's colour selection in writing prior to ordering.

2.2 ACCESSORIES

- .1 Fasteners:
 - .1 Minimum 1.5" spiral nails.
 - .2 1.25" coarse threaded screws with flanged, pre-painted hex heads and neoprene washers.
 - .3 Minimum No. 8 x 1.25" screws with flat pan heads.
- .2 Masonry wall anchors: Minimum 3/16" x 1.25" hit pin anchors.
- .3 Sealant: Mulco Supra or equal upon submission of product data for acceptance. Colour to match metal flashings.

2.3 FABRICATION

- .1 Maximum length of parapet cap flashings shall be 5'.
- .2 Fabricate metal flashings and other sheet metal work in accordance with the ARCA Standards.
- .3 Fabricate metal flashings and other sheet metal work as required to construct details in accordance with the intent of the drawings.
- .4 All edges shall be hemmed.
- .5 Bottom outside edges of cap flashings and drip edge flashings shall kick out minimum ½" at 45 degrees.
- .6 All joints shall be S-locked.
- .7 All transitions, joints, intersections, and corners shall be of minimum 1" tall locked standing seams.

- .8 Cap flashings shall have minimum 4” vertical flanges on outside faces, and shall extend minimum 1.5” over top termination of lower finishes.
- .9 Counter flashings shall extended up minimum 3” behind higher existing metal flashings or claddings.

Part 3 Execution

3.1 INSTALLATION

- .1 Install sheet metal flashings in accordance with the ARCA Standards.
- .2 Install metal flashings and other sheet metal work as required to construct details in accordance with the intent of the drawings.
- .3 Conceal fastenings in the S-locked joints.
- .4 Allow for expansion in the S-locked joints.
- .5 Hem and lock standing seams at corners.

3.2 COUNTER FLASHINGS ON MASONRY WALLS

- .1 Fasten metal flashings with hit pin anchors in pre-drilled holes at each joint and at maximum 18” on center.

3.3 FIELD QUALITY CONTROL

- .1 The completed work shall be visually reviewed by the Consultant. Correct any deficiencies.
- .2 The Contractor shall be solely responsible for ensuring that the work conforms to the specifications and referenced standard.

3.4 CLEANING

- .1 On completion and verification of performance of installation, remove surplus materials, excess materials, rubbish, tools and equipment.
- .2 Leave work areas clean, free from asphalt, grease, finger marks and stains.

END OF SECTION

Part 1 General

1.1 SCOPE OF WORK

- .1 Supply and install **all new** sheet metal specialties including but not limited to the following:
 - .1 Square to round specialties for curbed chimneys and other vertical pipes.
 - .2 Chimney caps.

1.2 REFERENCES

- .1 ASTM A653/A653M-13 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- .2 Sheet Metal & Air Conditioning Contractors' National Association (SMACNA) HVAC Duct Construction Standards.
- .3 Sheet Metal & Air Conditioning Contractors' National Association (SMACNA) Architectural Sheet Metal Standards.

1.3 SUBMITTALS FOR REVIEW

- .1 Shop Drawings: Submit shop drawings of the sheet metal fabrication, indicating shape, configuration and dimension of components, detailing of joints and seams, required clearances and tolerances, and other affected work.
- .2 Product Data for pre-manufactured Chimney Cap Assemblies.

1.4 QUALITY ASSURANCE

- .1 Perform Work to SMACNA 1120 standard details and requirements.

1.5 WARRANTY

- .1 The sheet metal specialties installed under this contract shall be included in the warranty certificate on the roofing system and related metal flashings.

Part 2 Products

2.1 MATERIALS

- .1 Galvanized Steel: ASTM A653/A653M, zinc coating Z275 / G90, 26 gauge core sheet steel.

2.2 COMPONENTS

- .1 Square to Round specialties for curbed chimneys and other vertical pipes.
- .2 Chimney Caps.

2.3 ACCESSORIES

- .1 Anchors and Fasteners: Minimum No.10 x 1.25" sheet metal screws, coated, noncorrosive, with flat backed round heads.
 - .1 Wood screws with flat faced, taper backed heads shall not be accepted.
- .2 Storm collars; screw clamping type. Locking tab style storm collars shall not be accepted.
- .3 Heat resistant sealant.

2.4 FABRICATION: SQUARE TO ROUNDS

- .1 Custom fabricated steep sloped galvanized steel square to round flashing to fit onto the curbs and fit snugly to the vertical pipes.
- .2 Bottom edges shall be hemmed.
- .3 The specialties shall be in two parts, adjoined with standing seams.

2.5 FABRICATION: CHIMNEY CAPS

- .1 Chimney caps shall be sized to fit existing chimney pipes.
- .2 Chimney caps shall provide unobstructed vent opening of the same or greater area as the area of the section of the chimney pipe.

Part 3 Execution

3.1 EXAMINATION

- .1 Verify existing conditions before starting work.
- .2 Verify that deck, curbs, roof membrane, base flashing, and other items affecting work of this Section are in place and positioned correctly.

3.2 INSTALLATION - GENERAL

- .1 Install components to manufacturer's written instructions.
- .2 Coordinate installation of components of this section with installation of roofing systems.
- .3 Securely fasten the specialties to the curbs with accepted fasteners.
- .4 Drive fasteners horizontally.
- .5 Fully drive screws, pulling the backs of the screw heads tightly to the hoods.
- .6 Install components to a water tight condition.

3.3 INSTALLATION – SQUARE TO ROUNDS

- .1 Screw the standing seams together tightly with sheet metal screws, and crimp the tops, folding them over.
- .2 Install screw clamping storm collars tightly.
- .3 Apply minimum ½" bead of heat resistant sealant to tops of storm collars.

3.4 FIELD QUALITY CONTROL

- .1 The Consultant shall conduct periodic observations of the work. Correct any identified deficiencies.
- .2 The Contractor shall be solely responsible for ensuring that the work conform to the specifications and references standards and manufacturer's requirements.

3.5 CLEANING

- .1 In areas where finished surfaces are soiled by work of the contract, consult manufacturer of surfaces for cleaning advice and comply with their instructions.
- .2 Repair or replace defaced or disfigured finishes caused by work of the contract.
- .3 At completion, the finished surfaces shall be clean, free from stain, soil, mars, other other contaminants.

3.6 PROTECTION OF FINISHED WORK

- .1 Protect finished surfaces of sheet metal specialties against damage from roofing work.
- .2 At completion, the sheet metal specialties free from dents, damages, or other defects. Replace any damaged or defecting components.
- .3 During installation of sheet metal specialties, protect roofing membranes and other finished surfaces from damage. Make good any damages caused by the work of this section.

END OF SECTION

Part 1 General

1.1 INTENT

- .1 Replace roof drains.
- .2 Temporarily remove and re-install mechanical system components as required to conduct roofing.

1.2 INSTALLER QUALIFICATIONS

- .1 Drain installations and gas line work shall be conducted by qualified technicians only.

1.3 CO-ORDINATION

- .1 Closely co-ordinate any mechanical shut downs or modifications with the owner's representative.

1.4 REFERENCE STANDARD

- .1 All work shall conform to the applicable codes.
- .2 All work shall conform to the Alberta Building Code and to the National Plumbing Code of Canada.
- .3 Sheet Metal and Air Conditioning Contractors National Association (SMACNA) Standard 1966 – HVAC Duct Construction Standards, 3rd Edition

Part 2 Products

2.1 DRAINS

- .1 Z-121 - 12" (305mm) by Zurn Engineered Water Solutions, outlet sized to match existing piping.
- .2 External rubber pipe connectors with stainless steel screw type clamping bands.
 - .1 Connectors inside the pipe diameter shall not be accepted.

2.2 DRAIN INSULATION

- .1 Min. 1" thick fiberglass insulation with reinforced aluminum foil facer.

Part 3 Execution

3.1 EXAMINATION

- .1 Prior to commencement, inspect all existing drain piping, vent piping, chimneys, chimney caps, air extractors, hoods, and sheet metal specialties.
- .2 Notify the Owner's Representative of any components or systems which are damaged or otherwise unacceptable for re-use.
- .3 Commencement of work indicates acceptance of existing conditions.

3.2 DRAINS

- .1 Replace existing drain assemblies with new ones of matching pipe diameter.
- .2 Connect new drains to existing piping.
- .3 Insulate the undersides of the drain assemblies. Lap and seal drain insulation onto existing pipe insulation. Provide thermal protection to pipes to minimum 10 feet (3m) from drains.

3.3 H.V.A.C. UNITS, AIR EXTRACTORS, GAS LINES, ETC.

- .1 Closely co-ordinate this work with the building operations staff.
- .2 Obtain permission for system shut downs and provide notification of shut downs as dictated by the building operations staff.
- .3 Temporarily decommission HVAC units, air extractors, gas lines as required to perform roofing work.
- .4 Raise the HVAC units up as required to conduct roofing work.
- .5 Recommission all systems as soon as possible after roofing work.

END OF SECTION

Part 1 General

1.1 ELECTRICAL REQUIREMENTS

- .1 Any electrical work shall be conducted only by a competent and qualified Journeyman electrician authorized to work in Alberta and capable of complying with building code requirements.
- .2 Any electrical work is to be conducted in accordance with the Alberta Building Code.
- .3 Notify the Owner of any existing electrical systems or components which do not conform to current applicable Codes.
- .4 Obtain any required permits and inspections. The cost of any such permits or inspections is to be included in the contract price.
- .5 Co-ordinate any required electrical work with the building owner's representative. Provide notice for shut downs in accordance with the owner's requirements.

1.2 ELECTRICAL SCOPE

- .1 Disconnect and temporarily remove any electrical devices and services as required to conduct roofing work, and re-install and re-commission afterwards.
- .2 Temporarily terminate any electrical services in a safe condition.
- .3 Protect any temporarily removed electrical devices from damage. Re-install in the same condition as was before removal. Be responsible for any damages caused to any components during the performance of the work of the contract.
- .4 Any component of any lightning rod grounding system which is disconnected and reconnected shall be inspected by a qualified lightning system inspector. The cost of such inspection shall be included in the contract price. Submit the lightning grounding system re-certification to the Owner's representative at project close out.

END OF SECTION



Town of Edson Insurance Standards

This document outlines the Town’s standard requirements for insurance coverage when contracting with third parties. Requirements may vary from those listed below based on the nature and specific risks of the project, as well as changing recommendations from the Town’s insurer. Please consult with the Risk Coordinator if:

- *You have any questions regarding the coverage to require under your Agreement;*
- *Your project value exceeds \$5,000,000;*
- *Your project is unusually complex in nature (involving many different contractors, complex technical or geotechnical considerations, unusual risks, etc.); or*
- *You are requesting a variance to these insurance standards.*

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General requirements:

1. List the Town as an additional insured
2. Contain a cross liability clause
3. Contain a contractual liability clause
4. Contain a non-owned automobile clause
5. Include a waiver of subrogation in favour of the Town
6. Be endorsed to provide the Town with 30 days' written notice of cancellation
7. Have a deductible not exceeding \$5,000, with the Contractor to be responsible for payment of all deductibles.

All Risk Equipment Insurance for the Contractor's Equipment, with a deductible not exceeding \$5,000, and the Contractor to be responsible for payment of all deductibles.

Automobile Liability Insurance on all vehicles owned, operated, or licensed in the Contractor's name, with limits of not less than \$2,000,000 per occurrence.

Construction Under \$250,000

Generic Requirements:

General Liability Insurance with a policy limit of \$5,000,000 per occurrence. The policy must:

1. List the Town as an additional insured
2. Contain a cross liability clause
3. Contain a contractual liability clause
4. Contain a non-owned automobile clause
5. Include a waiver of subrogation in favour of the Town
6. Be endorsed to provide the Town with 30 days' written notice of cancellation
7. Have a deductible not exceeding \$5,000, with the Contractor to be responsible for payment of all deductibles.

All Risk Equipment Insurance for the Contractor's Equipment, with a deductible not exceeding \$5,000, and the Contractor to be responsible for payment of all deductibles.

Automobile Liability Insurance on all vehicles owned, operated, or licensed in the Contractor's name, with limits of not less than \$2,000,000 per occurrence.

Project-Specific Requirements:

Environmental Impairment/Pollution Liability

Does the project involve:

- *Working with dangerous substances such as asbestos, lead, or mould;*
- *Other activities that could cause pollution or environmental damage?*

If yes, the Contractor must have:



Environmental Impairment/Pollution Liability Insurance Policy with a limit of \$2,000,000 per occurrence, and a deductible not exceeding \$50,000, with the Contractor to be responsible for payment of all deductibles.

Builders' Risk/Course of Construction Insurance

Does the project involve structural changes to an existing building?

If yes, the Contractor must have:

Builders' Risk/Course of Construction Insurance for 1.1x the total project value plus the value of the existing building, and a deductible not exceeding \$10,000, with the Contractor to be responsible for payment of all deductibles.

- Contractors may ask to rely on their CGL policy rather than purchasing a Builders' Risk Policy; this can likely be accommodated, but the details of their deductibles and any coverage restrictions should be confirmed to ensure adequate coverage.

Construction Over \$250,000

Generic Requirements:

General Liability Insurance with a policy limit of \$5,000,000 per occurrence. The policy must:

8. List the Town as an additional insured
9. Contain a cross liability clause
10. Contain a contractual liability clause
11. Contain a non-owned automobile clause
12. Include a waiver of subrogation in favour of the Town
13. Be endorsed to provide the Town with 30 days' written notice of cancellation
14. Have a deductible not exceeding \$5,000, with the Contractor to be responsible for payment of all deductibles.

Builders' Risk/Course of Construction Insurance for 1.1x the total project value and a deductible not exceeding \$10,000, with the Contractor to be responsible for payment of all deductibles.

- If there are structural changes being made to an existing building, this insurance must be for 1.1x the total project value plus the value of the existing building.

All Risk Equipment Insurance for the Contractor's Equipment, with a deductible not exceeding \$5,000, and the Contractor to be responsible for payment of all deductibles.

Automobile Liability Insurance on all vehicles owned, operated, or licensed in the Contractor's name, with limits of not less than \$2,000,000 per occurrence.

Project-Specific Requirements:

Wrap-Up Liability

Does the project involve:



- A project value exceeding \$1,000,000
- New construction or significant renovation/restoration work;
- Building envelope repairs;
- Construction of infrastructure;
- Multiple sub-contractors?

If yes, the following is likely required:

Wrap-up Liability Insurance Policy with a policy limit of \$5,000,000 per occurrence. The Policy must:

1. Be issued in the joint names of the Town, the Contractor, and the Consultant;
2. Have a deductible not exceeding \$10,000, with the Contractor to be responsible for payment of all deductibles.
3. Include 24 months' Products and Completed Operations coverage, with all liability coverage maintained for completed operations hazards from the date of Substantial Performance of the Work, as set out in the certificate of Substantial Performance of the Work.
4. Contain a non-owned automobile clause
5. Contain a cross liability clause
6. Contain a contractual liability clause
7. Be endorsed to provide the Town with 30 days' written notice of cancellation

Environmental Impairment/Pollution Liability

Does the project involve:

- Working with dangerous substances such as asbestos, lead, or mould;
- Other activities that could cause pollution or environmental damage?

If yes, the Contractor must have:

Environmental Impairment/Pollution Liability Insurance Policy with a limit of \$2,000,000 per occurrence, and a deductible not exceeding \$50,000, with the Contractor to be responsible for payment of all deductibles.

Consulting

Generic Requirements:

General Liability Insurance with a policy limit of \$2,000,000 per occurrence. The policy must:

1. List the Town as an additional insured
2. Contain a cross liability clause
3. Contain a contractual liability clause
4. Contain a non-owned automobile clause
5. Include a waiver of subrogation in favour of the Town
6. Be endorsed to provide the Town with 30 days' written notice of cancellation
7. Have a deductible not exceeding \$5,000, with the Consultant to be responsible for payment of all deductibles



Professional Liability Insurance (Errors and Omissions) with a policy limit of \$1,000,000 per occurrence (\$2,000,000 for higher-risk projects involving technical surveys, audits, design work, professional certifications, etc.), and a deductible not exceeding \$50,000, with the Consultant to be responsible for payment of all deductibles.

Automobile Liability Insurance on all vehicles owned, operated, or licensed in the consultant's name, with limits of not less than \$2,000,000 per occurrence

Project-Specific Requirements:

Cyber Liability

Is the Consultant providing IT consulting services? If yes, the Consultant must have:

Cyber Liability Insurance Policy with a limit of \$1,000,000 per occurrence, and a deductible not exceeding \$10,000, and the Consultant to be responsible for payment of all deductibles.

Lease

General Liability Insurance with a policy limit of \$5,000,000 per occurrence. The policy must:

1. List the Town as an additional insured
2. Contain a cross liability clause
3. Contain a contractual liability clause
4. Contain a non-owned automobile clause
5. Include a broad form property damage clause
6. Include a waiver of subrogation in favour of the Town
7. Be endorsed to provide the Town with 30 days' written notice of cancellation
8. Have a deductible not exceeding \$5,000, with the Tenant to be responsible for payment of all deductibles

All Risk Tenant's Legal Liability Insurance with a coverage amount of \$1,000,000, with a deductible not exceeding \$5,000, and the Tenant to be responsible for payment of all deductibles.

Property Insurance for all property and improvements owned by the Tenant, with a deductible not exceeding \$5,000, and the Tenant to be responsible for payment of all deductibles.

Project-Specific Requirements:

Environmental Impairment/Pollution Liability

Do the Tenant's operations involve

- *Working with dangerous substances such as asbestos, lead, or mould;*
- *Other activities that could cause pollution or environmental damage?*

If yes, the Tenant must have:

Environmental Impairment/Pollution Liability Insurance Policy with a limit of \$2,000,000 per occurrence, and a deductible not exceeding \$50,000, with the Tenant to be responsible for payment of all deductibles.



Facility Rentals (User Groups) – Low Risk

General Liability Insurance with a policy limit of \$2,000,000 coverage per occurrence. The policy must:

1. List the Town as an additional insured
2. Contain a cross liability clause
3. Be endorsed to provide the Town with 30 days' written notice of cancellation

Facility Rentals (User Groups) – High Risk (Liquor, Bouncy Castles, Etc.)

Generic Requirements:

General Liability Insurance with a policy limit of \$5,000,000 coverage per occurrence. The policy must:

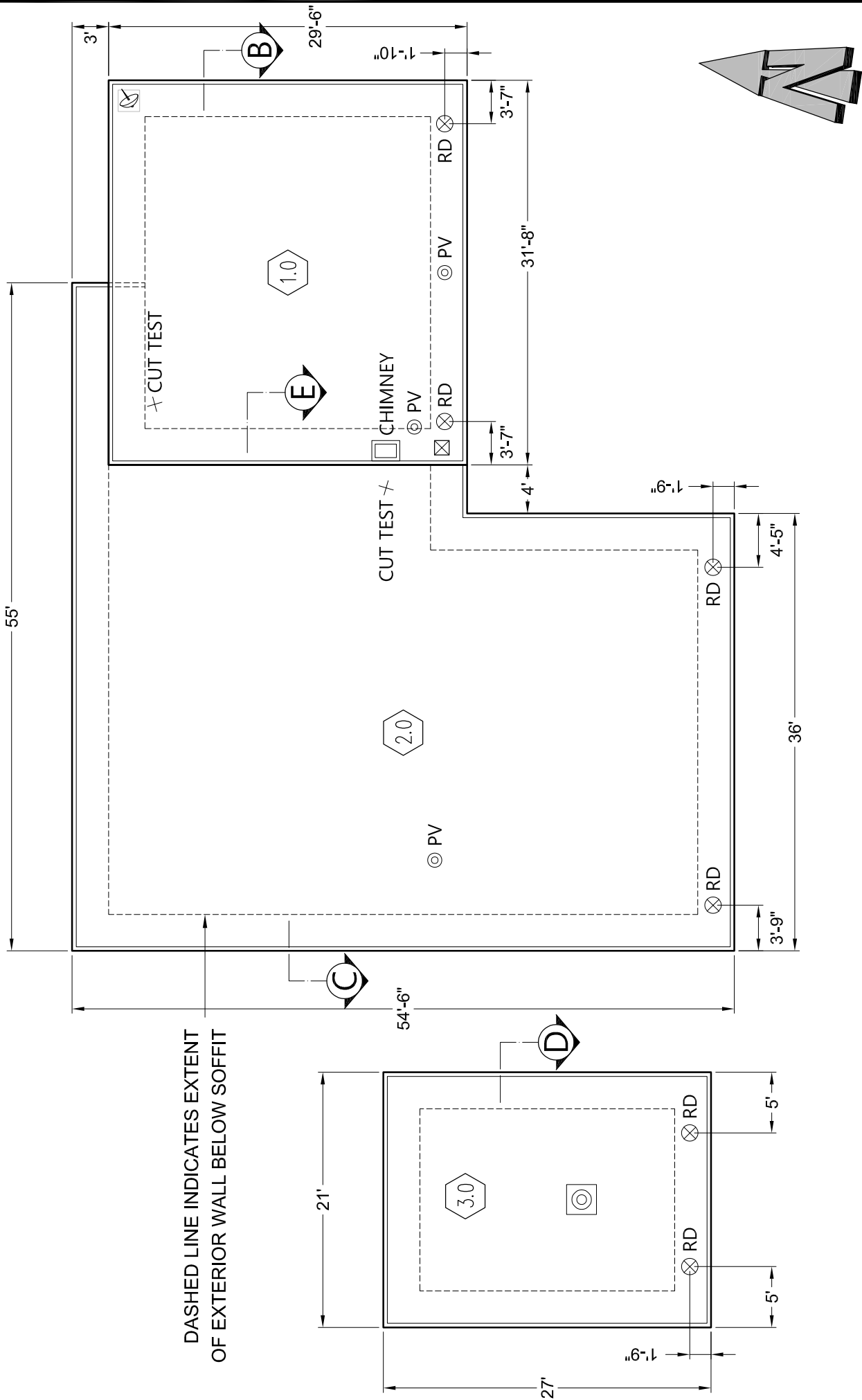
1. List the Town as an additional insured
2. Contain a cross liability clause
3. Include explicit coverage for activities arising from the use of bouncy castles (if the use/event will include bouncy castles)
4. Be endorsed to provide the Town with 30 days' written notice of cancellation

Project-Specific Requirements:

Liquor Liability Coverage:

Does the user's activity or event involve liquor? If yes, the user's General Liability Policy must include:

Liquor Liability Coverage with a policy limit not less than \$2,000,000 per occurrence

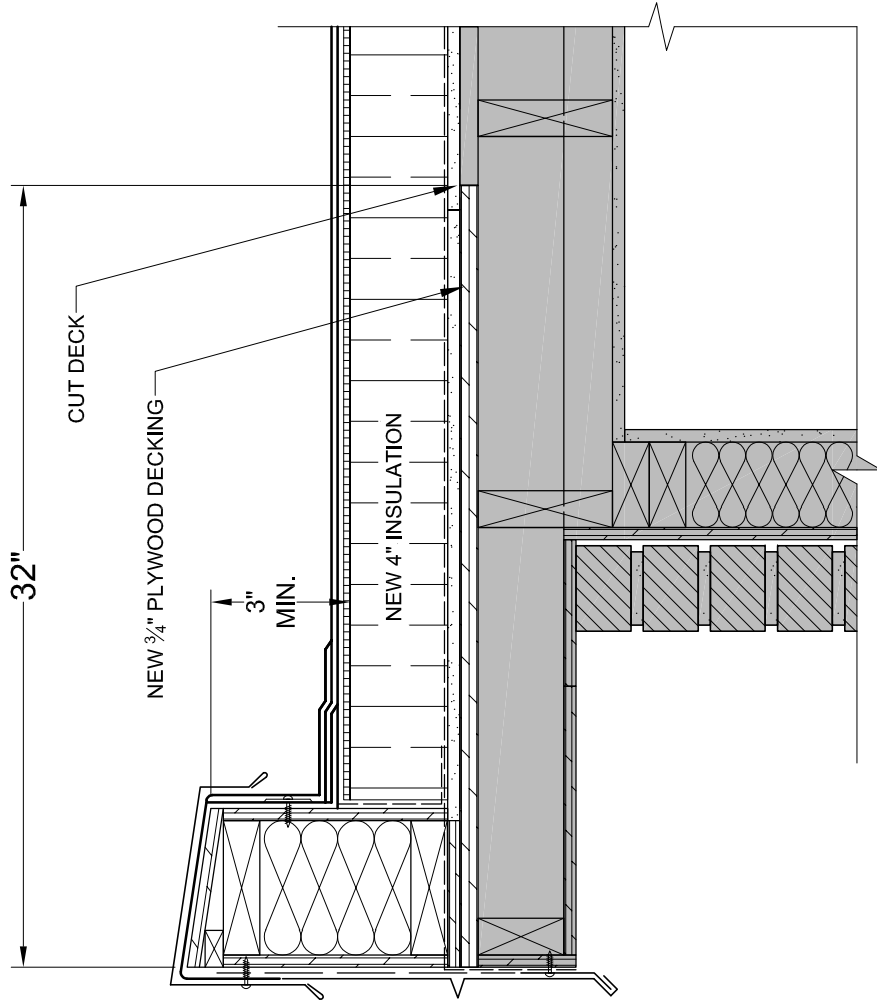


DASHED LINE INDICATES EXTENT OF EXTERIOR WALL BELOW SOFFIT

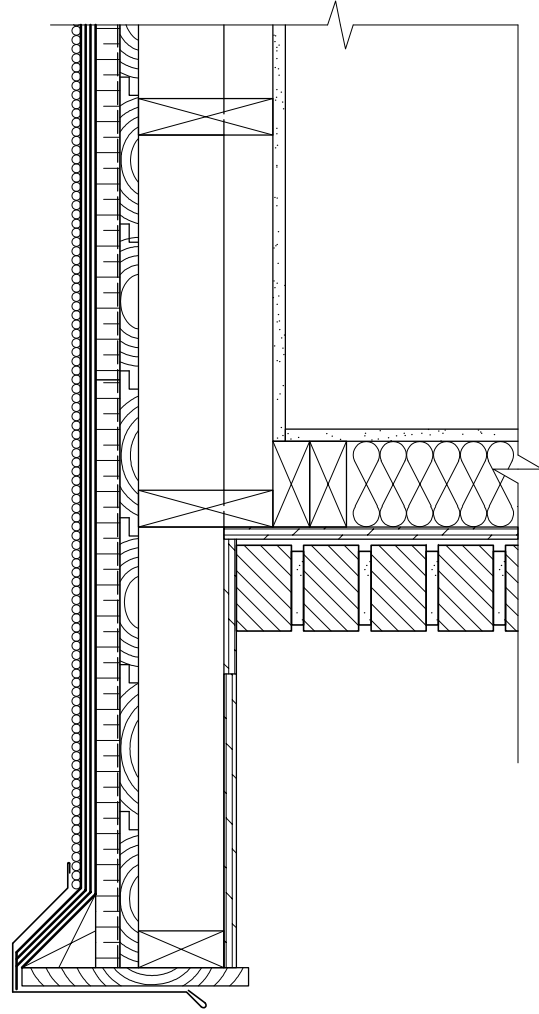
DRAWN BY: REP	DATE: 20 MAR, 2024
SCALE: NTS	REV: 00
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EDSON FOOD BANK
2024 ROOFING PROGRAM
 4511-5 AVENUE, EDSON, ALBERTA

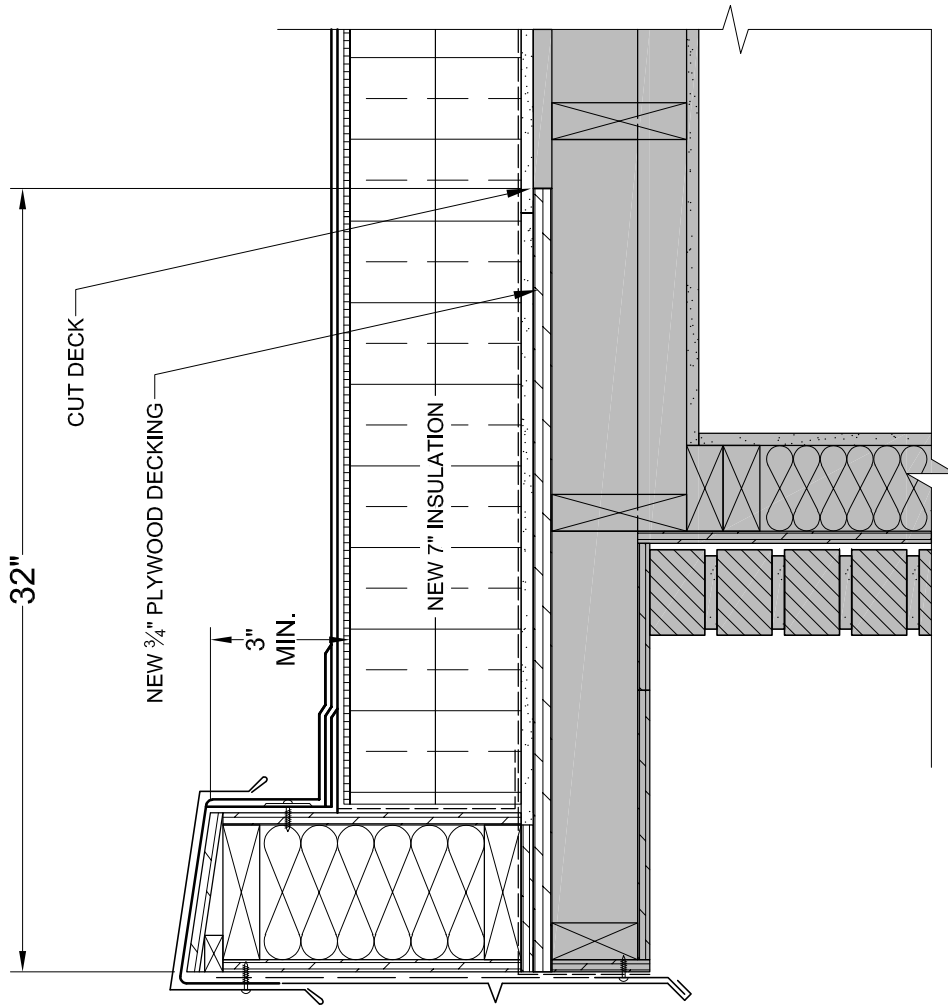
Dalwing Roof Consulting Ltd.
 Edmonton, Alberta www.dalwing.com



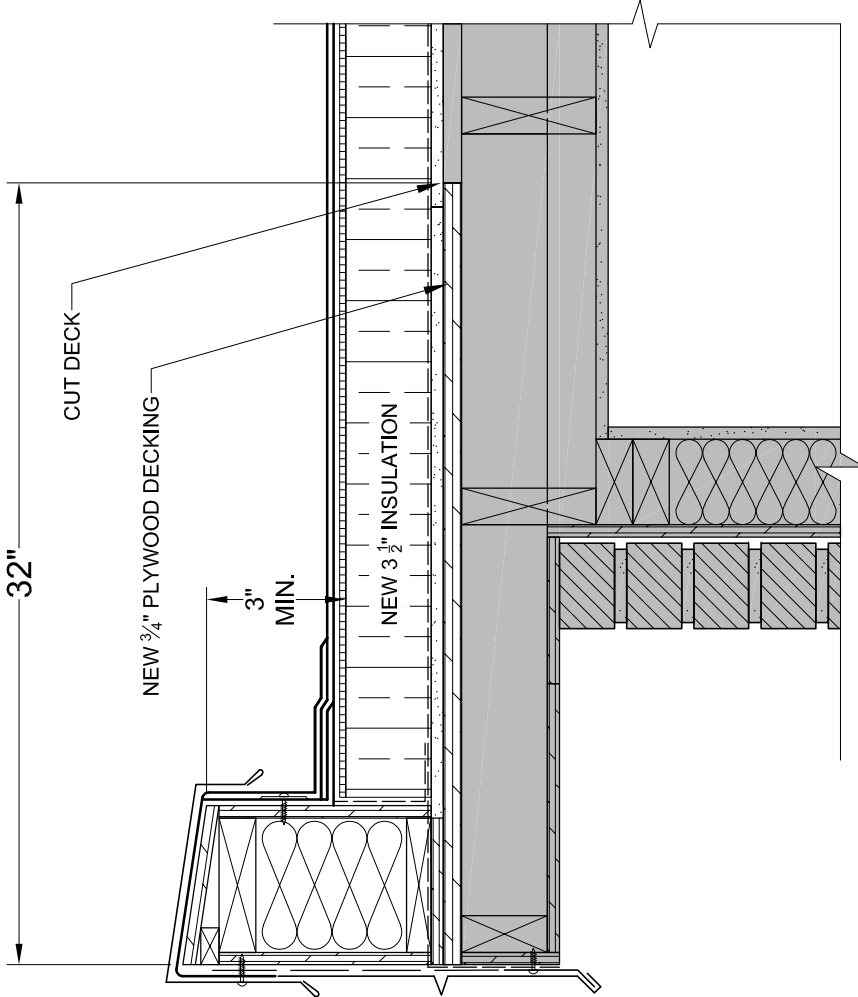
SECTION DETAIL B
 ROOF AREA 1.0 PARAPET



SECTION DETAIL A
 EXISTING PRAPET



SECTION DETAIL C
ROOF AREA 2.0 PARAPET



SECTION DETAIL D
ROOF AREA 3.0 PARAPET

FASTEN SELF ADHERING BASE SHEET
 MEMBRANE FLASHINGS W/ NO.14 x 3/4" SCREWS
 & 2" DIAM. 20 GA. BARBED PLATES AT MAX. 6"
 O.C. TO 9 FEET FROM EACH CORNER, 12" O.C.
 EVERYWHERE ELSE, 2 HORIZ. ROWS.

BRICK WALL

MIN. 3/4" BEAD THERMOPLASTIC RUBBER SEALANT
 EXTEND BASE SHEET FLASHING ONTO BRICK
 HIT PIN ANCHORS, 1/4" x 1.5" AT MAX. 24" O.C.

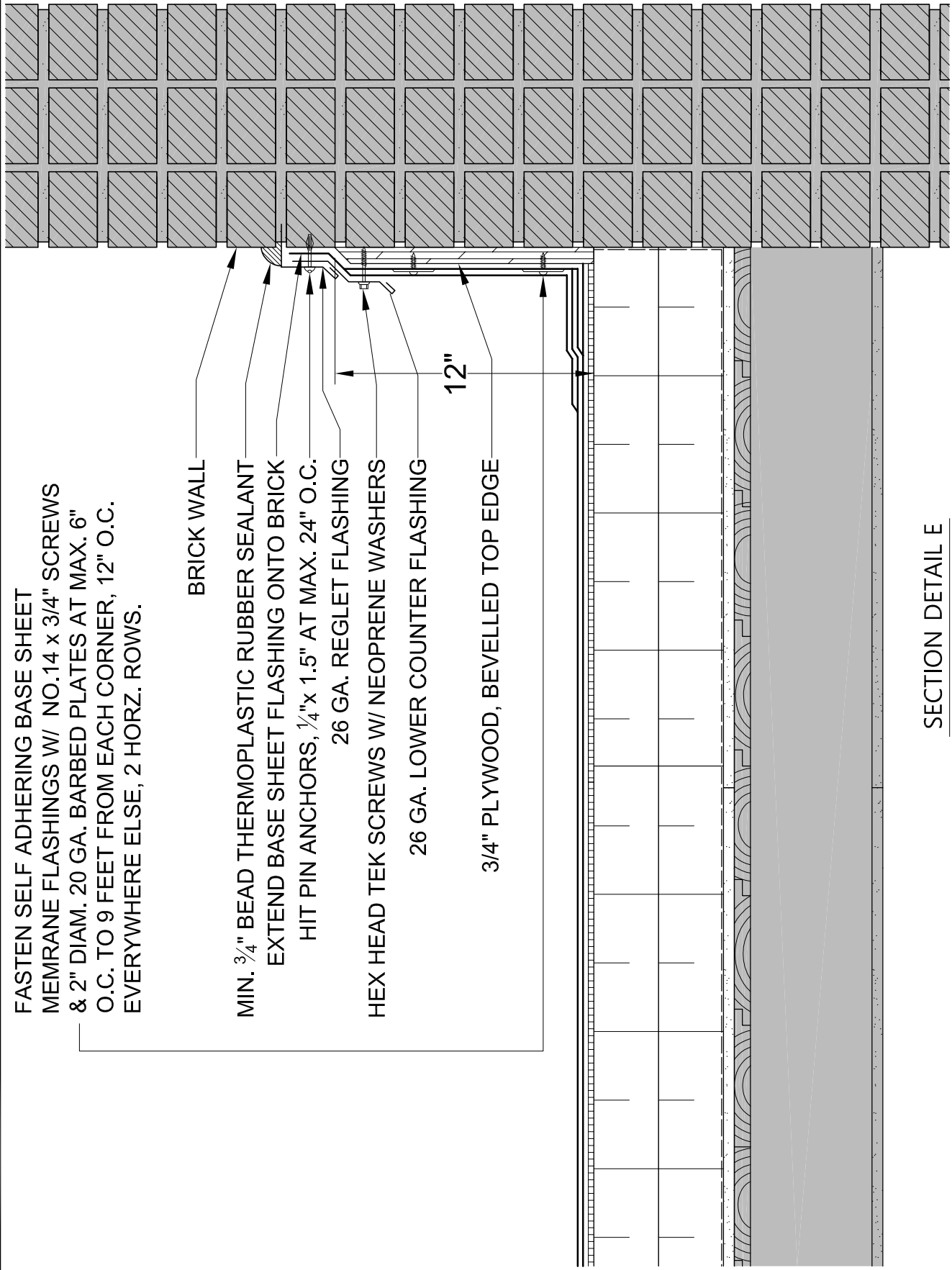
26 GA. REGLET FLASHING

HEX HEAD TEK SCREWS W/ NEOPRENE WASHERS

26 GA. LOWER COUNTER FLASHING

12"

3/4" PLYWOOD, BEVELLED TOP EDGE



SECTION DETAIL E
 ROOF TO WALL