

Extended Warranty Requirements

OVERVIEW

Warranties for periods over the standard ten (10) years are considered EXTENDED WARRANTIES and require some additional provisions for approval.

All EXTENDED WARRANTIES require pre-approval by BITEC's Manager of Technical Services.

All Warranty Requests for extended periods should receive pre-approval by the Manager of Technical Services before the project begins and preferably before the project is offered or bid.

12 YEAR SYSTEMS

- 1) Systems over most wood decks and structural wood fiber type decks such as Tectum, will require a 1/2" minimum layer of insulation. Some other decks, on a job-to-job basis, may also have this requirement.
- 2) SBS systems with mechanically fastened base sheets will require an additional ply sheet (Type IV minimum) mopped over the fastened base sheet. For example:
 - a. Lightweight and wood type decks with fastened base sheets and no additional insulation,
 - b. Recover "situations" where a base sheet is fastened over an existing smooth roof without any additional insulation.
- 3) 12 Year systems must either be specified or otherwise required for competitive purposes and will require some type of documentation of the requirement for our records. 12 year "system" warranties should not be offered when not required or when 10 year warranties will suffice.
- 4) Also see Items #1 through #8 below for 15 and 20 year systems.

15 and 20 YEAR SYSTEMS

- 1) Must be either new construction or in the case of reroofing, the existing roof and insulation assembly must be removed down to the deck. Recovers or overlays are not acceptable.
- 2) Systems over new or old concrete decks will usually require a layer of insulation and one way moisture vents.
- 3) Base flashing methods are different than with two ply systems and must include at least a two ply base flashing system, properly interleaved as shown on detail drawings for High Parapet Walls or Multi-Ply Base Flashings. Refer to Details #29, 30, 31 & 32 for graphic explanation.
- 4) Base flashings may necessarily consist of a combination of detail requirements, as in the case of a "high" parapet wall which may have a parapet cap, coping, wall covering, built in thru-wall type counterflashings and/or a termination bar.
- 5) Base flashings should be limited to 24" in height. Over 24" is normally considered a wall covering and is not covered by the warranty. However, in some "situations" BITEC may consider a small amount of additional height for base flashings, but only when pre-approved by our Technical Services Department.
- 6) Any non-standard or specialized system will require pre-approval by BITEC's Manager of Technical Services and pre-approval for such system is granted on a job-to-job basis and must not be considered to have set a precedent.
- 7) All details of membrane assembly and construction details on extended warranty systems will be more closely scrutinized before approval is granted, or warranty issuance, for obvious reasons.
- 8) Make no assumptions... ASK!