



Proudly Serving Rural Routt County \* City of Steamboat Springs \* Town of Hayden \* Town of Oak Creek \* Town of Yampa \* Routt County School

**Date: 07/13/2021**

Address: 27285 BRANDON CIR, STEAMBOAT	Property Use: EXMPT
Owner: CHRISTIAN HERITAGE FOUNDATION OF ...	LotArea: 0
Parcel ID: 194500086	Year Built: 0
Zoning: MDR	Book Page:



**Building**

**TB-21-786**

To: Kona Ward

**Design information:**

Occupancy Classification: E

Character and Use: Commercial Building Roof

Number of Stories: 1

Type of Construction: Type V-B

Occupant Load: <300

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T.A.**

**07/13/2021**

**✓Items noted below do not require a response or comment back during the Plan Review in order for us to approve this permit. The Items below are required and will be checked by field inspectors. Please take time to review these items in advance of starting any work to ensure your project is ready for inspection.**

1. Separate Plumbing, Electrical and Mechanical Permits must be applied for and obtained prior to any work being done within these trades.
2. R321.1 Premises identification. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
3. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15. These prescriptive rules and the Evaluation Report are very important for satisfying performance of one type of roof covering or another.
4. Demolition and construction operations must not create a hazard for the occupants of a building during an alteration or addition. As such, the existing fire protection, means of egress elements and safety systems must remain in place and functional. Construction site management plans with construction safeguards shall be in accordance with IBC 3302.1 Remodeling and additions. Safe and sanitary procedures for the removal of building construction and demolition

Routt County Regional Building Department

136 Sixth Street, PO Box 773840 Steamboat Springs, CO 80477 PH: 970-870-5566 Fax 970-870-5489

waste must be provided. The method of waste removal must be controlled such that debris will not pose a hazard. Waste materials shall be removed in a manner, which prevents injury or damage to persons, adjoining properties and public rights-of-way in accordance with IBC 3302.2 Manner of removal.

5. On re-roof projects, rough inspections shall be made after the existing roofing materials are removed to the deck or sheathing for verification the deck, all framing, fireblocking and bracing are in place and pipes, chimneys and vents are competent. Rough electrical work, plumbing, heating wires, pipes and ducts where replacement is required must have already been approved in accordance with the applicable codes prior to this inspection.
6. On re-roof projects, final inspections shall be made early-on in order to verify the UL rating of the roof-ceiling assembly is maintained. Gypsum board must be installed over polystyrene as identified as combustible deck listing.
7. IPC 1107.1 Secondary drainage required. Secondary (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason.
8. Under Colorado Regulation No. 8, Part B – Asbestos, Emissions Standards for Asbestos, The Colorado Department of Public Health and Environment (“CDPHE”) requires all buildings be thoroughly inspected for asbestos in accordance with paragraphs IV.C.1., IV.D. and IV.F. by a Colorado certified asbestos Building Inspector prior to commencing renovation or demolition activities. Both the building owner and contractor performing the renovation or demolition work can be held liable for failing to comply with these asbestos regulations. Please be aware that testing for the presence of asbestos and issuance of a permit by the state may require significant lead times as there are state and federal requirements that the application for demolition (or renovation if trigger levels of asbestos will be disturbed) must be postmarked or hand delivered at least 10 working days prior to the commencement of the project. Issuance of a building permit by Routt County Regional Building Department does not assure compliance with the State and Federal regulations. More information and applications are available at the CDPHE website: <http://www.cdphe.state.co.us/ap/asbeshom.asp> or by calling the Colorado Department of Public Health and Environment at (303) 692-3150.

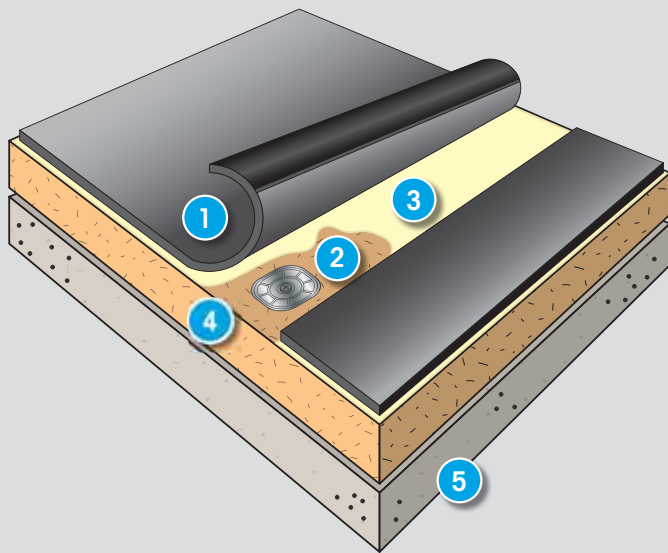
Reviewed by: Ted Allen Date: July 13, 2021



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T.A.**

**07/13/2021**

## Fully Adhered Roofing System



### Typical Application

- 1 VersiGard® EPDM Membrane with QAT
- 2 Versico Fasteners and Plates
- 3 Versico EPDM Bonding Adhesive
- 4 Acceptable Insulation
- 5 Approved Roof Deck

Colors	Black and White
Standard Thicknesses	45-, 60- and 90-mil
Standard Widths	10' - 30'
Standard Lengths	50' - 200'

### System Features and Benefits

- 50 years of proven performance
- In colder climates, dark-colored EPDM reduces heating costs
- Industry-leading UV resistance of 41,580 kJ/m<sup>2</sup>
- Full thickness of weathering material, no internal scrim
- 465% elongation offers superior hail damage resistance
- Lowest global warming potential, acid rain and smog impact according to EPA's TRACI model
- Zero (no growth) rating for fungal growth
- Full line of Quick-Applied accessories
- Lightweight requirements
- No slope restrictions

### Installation

Versico's VersiGard fully adhered roofing system utilizes 45-, 60- and 90-mil non-reinforced membranes. Additionally, VersiGard white membranes may also be utilized to meet ENERGY STAR®, Title 24 and CRRC requirements, and contribute toward LEED® credits.

Insulation is either mechanically fastened to the roof deck every 2 square feet, adhered with DASH™ Adhesive or set into hot asphalt. Membrane is adhered to the insulation with Versico Approved Bonding Adhesive. Adjoining sheets of EPDM are spliced together a minimum of 3" using Versico's EPDM Primer and Quick-Applied Seam Tape or VersiGard EPDM with Quick-Applied Tape (QAT) seam technology.

The above information represents a typical Versico Fully Adhered Roofing System. Refer to Versico's published specifications and details for more complete information.





## System Codes

- UL Class A, B and Universal Slope ratings are available over most deck types.
- FM uplift ratings up to 1-120 are available.

For code specifics, refer to Versico's Code Approval Guide.

## Quality Assurance

Versico Authorized Contractors have been trained to install Fully Adhered Roofing Systems

## Inspection

Upon installation completion, and prior to the issuance of a system warranty, an inspection will be conducted by a Versico Field Service Representative.

## RCRBD Record Set



## Warranty

Consult your Authorized Contractor, Versico Independent Sales Representative or Distributor for associated warranty charges.

Provided all materials are manufactured or marketed by Versico, this system properly installed and inspected on a commercial project may receive:

	5-Year	10-Year	15-Year	20-Year	25-Year	30-Year
<b>45-Mil</b>	X	X	X			
<b>60-Mil</b>	X	X	X	X	X	
<b>90-Mil</b>	X	X	X	X	X	X

- 55-mph maximum peak gust wind speed coverage is standard. Additional coverage up to 120-mph is available
- A 1" hail warranty is available with 60-mil EPDM and a 2" hail warranty is available with a 90-mil EPDM
- A 40-year non-prorated membrane material warranty is available with 90-mil black EPDM
- Warranty for systems incorporating Versico's 90-mil membrane can include coverage for damage caused by accidental punctures.

For more specifics on warranty programs, please contact Versico.

Existing or New Deck Type	New Construction						Re-roofing		
	Steel	Plywood or OSB	Lt. Wt. Concrete	Structural Concrete	Wood Planks	Gypsum & Fibrous Cement	Smooth-Surface BUR	Gravel-Surfaced BUR	Existing Single-Ply
<b>Insulation Required</b>	YES	No	*Refer to Specs	No	No	YES	No	YES	YES
<b>Recommended Insulations</b>	Versico Polyiso, OSB, SecurShield HD or SecurShield HD over Polystyrene						← Refer to New Construction		
<b>Insulation Attached By</b>	DASH™ Adhesive (Non-Penetrating) or Versico Fasteners and Plates						← Refer to New Construction		
<b>Membrane Attached By</b>	Versico Approved EPDM Bonding Adhesive						← Refer to New Construction		

FOR TEAR-OFF OPTIONS REFER TO NEW CONSTRUCTION ABOVE.

For current code approvals and warranties, visit Versico's web site or contact a design analyst.

\* Refer to Versico's current specifications for requirements.



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**07/13/2021**



## EPDM ROOFING SYSTEMS



A SINGLE SOURCE FOR SINGLE-PLY ROOFING

**Versico, LLC** PO Box 1289, Carlisle, PA 17013  
Tel: **800.992.7663** Fax: 717.960.4036 Web: **[www.versico.com](http://www.versico.com)**

**VERSIGARD** 07/13/2021

## VERSIGARD® ROOFING SYSTEMS

The VersiGard Roofing Systems incorporate either 45-mil or 60-mil reinforced or non-reinforced EPDM membrane.

VersiGard EPDM non-reinforced membranes are available in standard 45-mil and 60-mil thicknesses. Membrane widths up to 50' and lengths to 200' afford less rooftop seaming for large projects. Custom sizes may be requested.

VersiGard (black) reinforced membranes, in 45-and 60-mil thicknesses, are manufactured with a polyester reinforcement completely encapsulated between two plies of EPDM. Specially developed for Versico's Mechanically-Attached, Purlin Attached and Fully-Adhered Systems, the membrane offers superior fatigue and puncture-resistance.

Versico's EPDM narrow width membranes are pre-cleaned to provide a dust free surface and to enhance splice performance. Additionally, set marks for sheet overlaps and fastener patterns are manufactured right onto the sheet reducing installation time.

Versico EPDM membranes have been field tested for decades with long-term exposure to UV and ozone resulting in little property change. EPDM Systems are economical to install, offer easy maintenance for owners and achieve Factory Mutual (FM) approvals and (UL) Underwriter's Laboratories fire ratings.

## VERSIGARD EPDM WITH QUICK-APPLIED TAPE

One of the most critical portions of a VersiGard EPDM installation can be made faster and easier with Quick-Applied Tape (QAT) Seam Technology, which factory-applies the Seam Tape to the membrane, greatly reducing the time required for completing seams and minimizing your labor costs.

### VersiGard EPDM with QAT:

- Improves seaming productivity by nearly 75% and saves labor costs
- Improves the ability to get buildings "in the dry" in less time
- Factory-controlled consistency provides professional finish to any roofing system

## 90-MIL NON-REINFORCED MEMBRANE

- Provides extra durability and resistance to extreme weather due to its added thickness.
- Double the thickness of typical membranes.
- Added longevity with the thickest weathering layer available
- More resistant to punctures and hail.
- Able to withstand the rigors of foot traffic.

VersiGard's 90-mil non-reinforced EPDM membrane combined with an adhered roofing system can be utilized in our 30-year Total Systems Warranty (contractors must be pre-approved to install 30 year systems).

## INSULATION

- Versico ISO is recommended for use with all of Versico's VersiGard Roofing Systems and is required in a Versico Total Systems Warranty.
- Standard board size is 4' x 8' with a thickness range from 1" to 4" and is also available in tapered form.
- Versico Polyisocyanurate Insulation is UL and/or FM approved as a system component in certain roofing assemblies.

Versico ISO is a polyisocyanurate insulation with foam core insulation boards faced on both sides with a medium weight fiber-reinforced felt. This dimensionally stable, durable insulation offers maximum thermal efficiency.

## VERSICO ROOFING SYSTEM WARRANTIES

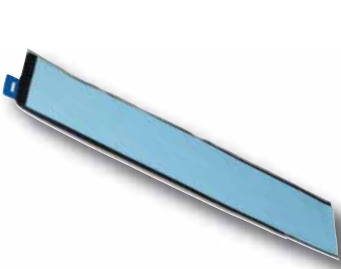
- 5-, 10- and 15-year Membrane Warranties are available. Also, 10-, 15- and 20-year Total Roofing System Warranties are available. Standard wind speed coverage is 55-MPH. Additional wind speed warranties are available.
- A warranted system is installed by an authorized Versico Roofing Contractor. A completed warranted system is inspected by a trained Versico Field Service Representative to ensure conformance with Versico specifications.

07/13/2021

## EPDM ROOFING SYSTEMS

## ACCESSORIES

VersiGard QA (Quick-Applied) Accessories greatly reduce the time required for completing seams and installing flashing resulting in reduced labor costs. Consistent high quality is achieved with VersiGard QA products. The adhesive application is uniform throughout the installation, and ultimate adhesive strength is achieved in a short period of time.



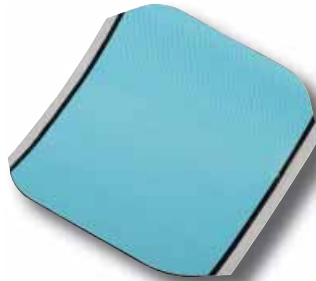
Pourable Sealer Pockets



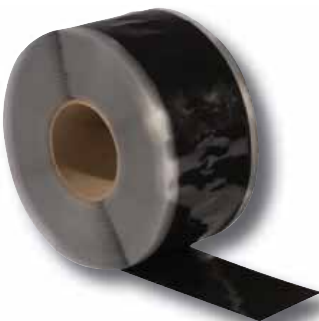
QA RTS



QA Pipe Seals



Inside/Outside Corners

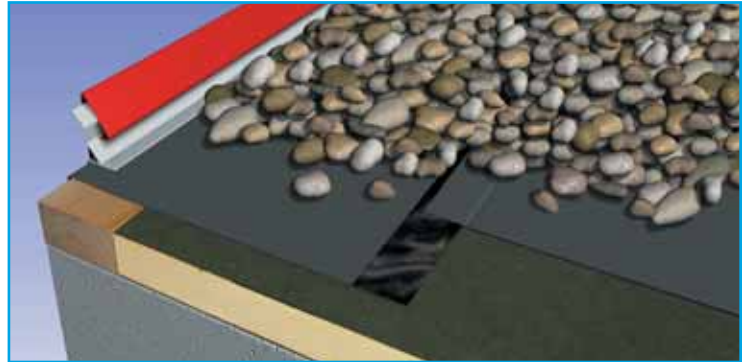


QA Seam Tape

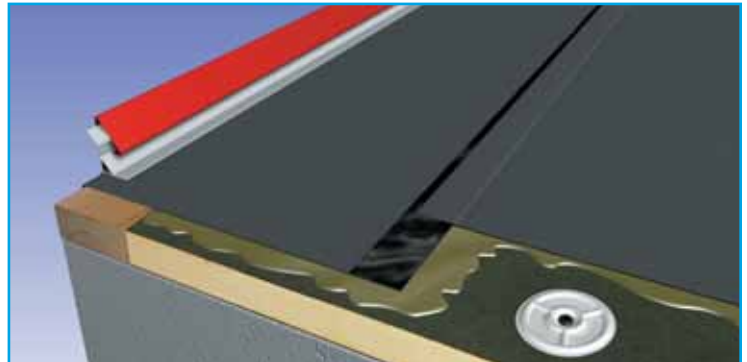


QA Uncured Flashing

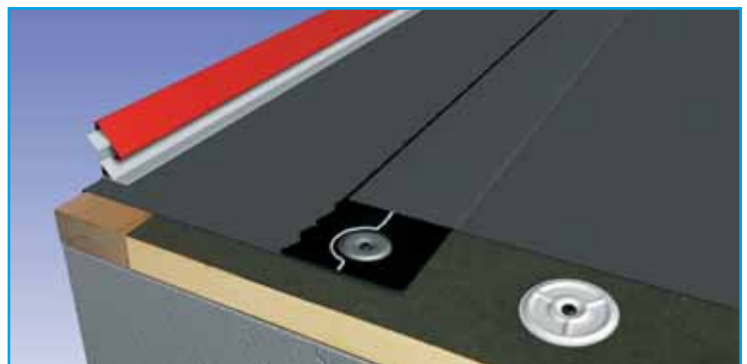
\* Please see VersiGard accessories literature for a more complete listing of accessories.

**VersiGard Ballasted Roofing System**

Ballasted designs incorporate a loose-laid insulation and membrane and the use of ballast or pavers as securement.

**VersiGard Fully-Adhered Roofing System**

Fully-Adhered Systems require mechanical or adhesive attachment of the insulation and bonding of the membrane to the insulation.

**VersiGard Mechanically-Attached Roofing System**

Mechanically-Attached Systems require mechanical attachment of the insulation to the deck and mechanical attachment of the membrane within the seam area.


**VERSIGARD**

07/13/2021

EPDM ROOFING SYSTEMS

## VERSIGARD .045" & .060" NON-REINFORCED EPDM SHEET

### Typical Properties and Characteristics

Physical Property	Test Method	ASTM SPEC. (Pass)	.045" & .060" Standard
Tolerance on nominal thickness, %	ASTM D 412	±10	±10
Tensile Strength, min, psi (MPa)	ASTM D 412	1305 (g)	1650 (11.3)
Elongation, Ultimate, min, %	ASTM D 412	300	480
Tear Resistance, min, lbf/in (kN/m)	ASTM D 624 (Die C)	150 (26.3)	200 (35.0)
Factory Seam Strength, min.	Modified ASTM D 816	Membrane Rupture	Membrane Rupture
Resistance to Heat Aging* Properties after 4 weeks @ 240°F (116°C)	ASTM D 573		
Tensile Strength, min, psi (MPa)	ASTM D 412	1205 (8.3)	1500 (10.3)
Elongation, Ultimate, min %	ASTM D 412	200	225
Tear Resistance, min, lbf/in (kN/m)	ASTM D 624	125 (21.9)	215 (37.6)
Linear Dimensional Change, max, %	ASTM D 1204	±1.0	-0.4
Ozone Resistance* Condition after exposure to 100 pphm Ozone in air for 168 hours @ 104°F (40°C) Specimen is at 50% strain	ASTM D 1149	No Cracks	No Cracks
Brittleness Temp., max, deg. F (deg. C)*	ASTM D 746	-49 (-45)	-67 (-55)
Resistance to water Absorption* After 7 days immersion @ 158°F (70°C) Change in mass, max, %	ASTM D 471	+8.0, -2.0	+2.0
Water Vapor Permeance* max, perm	ASTM E 96 (Proc. B or BW)	0.1	.05
Resistance to Outdoor (Ultraviolet) Weathering* Xenon-Arc, 7560 kJ/m <sup>2</sup> total radiant exposure at .70 W/m <sup>2</sup> irradiance, 176°F (80°C) Black Panel Temp.	ASTM G 155	No Cracks No Cracking	No Cracks No Cracking

\* Not a Quality Control Test due to the time required for the test or the complexity of the test. However, all tests are run on a statistical basis to ensure overall long-term performance of the sheeting.

\* Please see VersiGard .045" and .060" Reinforced EPDM Technical Data Bulletin for reinforced EPDM properties.





Google

Imagery ©2021 Maxar Technologies, Map data ©2021 20 ft

☒ - Jobsite Toilet

☐ = Staging Area

☒ = Dumpster

⊙⊙⊙⊙ = Loading Area

- School Not in Session
- All MATERIALS Roof loaded with Crane
- Parking on Private Property on-site

July 5, 2021

REVELATION ROOFING OF THE ROCKIES LLC  
260 EAST CRANDALL AVE  
HAYDEN, CO 81639  
US

Project: Heritage Park School-27285 Brandon Circle

To Whom It May Concern:

This letter is to confirm that REVELATION ROOFING OF THE ROCKIES LLC in HAYDEN, CO is a Versico Authorized Contractor.

If you should have any further questions, please feel free to contact me.

Sincerely,



Jeff Kelly  
Regional Sales Manager

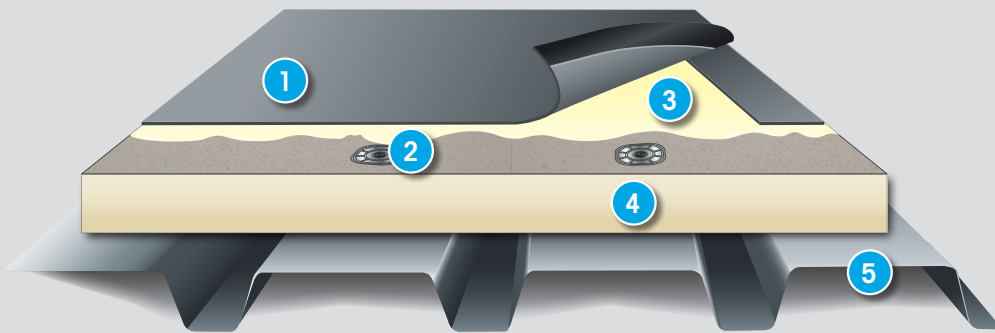
**RCRBD Record Set  
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## Fully Adhered Roofing System



### Typical Application

- 1 VersiGard® EPDM Membrane with QAT
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- 4 Acceptable Insulation
- 5 Approved Roof Deck

Colors	Black and White
Standard Thicknesses	Black – 45-, 60- and 90-mil White – 60- and 90-mil
Standard Widths	10' – 50'
Standard Lengths	50' – 200'

### System Features and Benefits

- 50 years of proven performance
- In colder climates, dark-colored EPDM reduces heating costs
- Industry-leading UV resistance of 41,580 kJ/m<sup>2</sup>
- Full thickness of weathering material, no internal scrim
- 465% elongation offers superior hail damage resistance
- Lowest global warming potential, acid rain and smog impact according to EPA's TRACI model
- Zero (no growth) rating for fungal growth
- Full line of Quick-Applied accessories
- Lightweight requirements
- No slope restrictions

### VersiGard Black Non-Reinforced EPDM

VersiGard Black Non-Reinforced EPDM membranes are available in 45-mil, 60-mil and 90-mil thicknesses. Pre-cleaned EPDM allows primer to be roller applied, while dusted sheets are available in widths up to 50' and lengths of up to 200'. Ideal for new construction and re-roofing applications, this membrane is Fire Retardant (FR) membrane that is specially formulated to inhibit the spread of flame and meet or exceed code body testing criteria for fire-retardant roofing membranes.

### VersiGard White Non-Reinforced EPDM

VersiGard White EPDM is ENERGY STAR® qualified and is ideal for building owners looking to reduce cooling costs without compromising performance. VersiGard EPDM is available in 60-mil and 90-mil non-reinforced membranes.

### Versico's QAT Seam Technology

With Versico's QAT Seam Technology, most of the labor to create seams between membrane panels is completed in a quality-controlled, state-of-the-art environment. This process results in a reliable seam with greater peel and sheer strengths and with no entrapped air bubbles. Consistent placement of the QAT also maximizes the splice area and results in a high-quality seam. Versico QAT is available on all VersiGard EPDM membranes up to 30' wide, providing the fastest way to complete a seam in today's roofing market. Versico's factory-applied seam tape has a shelf life of 1 year.





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## Fully Adhered Roofing System Installation

Insulation is mechanically attached or adhered to the roof deck. The substrate and membrane are coated with Versico Bonding Adhesive. The membrane is then rolled into place and broomed down. To complete seams between two adjoining membrane panels, apply primer to the splice area in conjunction with Versico's QAT. As an alternative, Versico's hand-applied QA Seam Tape may be used.

The above information represents a typical Versico Fully Adhered Roofing System. Refer to Versico's published specifications and details for more complete information.

## System Codes

- UL Class A, B and Universal Slope ratings are available over most deck types.
- FM uplift ratings up to 1-120 are available.

For code specifics, refer to Versico's Code Approval Guide.



Existing or New Deck Type	New Construction						Re-roofing		
	Steel	Plywood or OSB	Lt. Wt. Concrete	Structural Concrete	Wood Planks	Gypsum & Fibrous Cement	Smooth-Surface BUR	Gravel-Surfaced BUR	Existing Single-Ply
Insulation Required	YES	No	*Refer to Specs	No	No	YES	No	YES	YES
Recommended Insulations	Versico Polyiso, OSB, SecurShield HD or SecurShield HD over Polystyrene						← Refer to New Construction		
Insulation Attached By	Flexible DASH Adhesive (Non-Penetrating) or Versico Fasteners and Plates						← Refer to New Construction		
Membrane Attached By	Versico Approved EPDM Bonding Adhesive						← Refer to New Construction		

FOR TEAR-OFF OPTIONS REFER TO NEW CONSTRUCTION ABOVE.

For current code approvals and warranties, visit Versico's web site or contact a design analyst.

\* Refer to Versico's current specifications for requirements.



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