

Guidelines for

## Weather Tightness Warranty For Standing Seam Metal Panels

### General

Today's metal roofing industry is faced with growing demand for warranties that help it compete with other types of roofing. Architects and owners are looking for assurances of quality products that are manufactured by companies which stand behind their products. Rollfab is able to offer a Weather Tightness Warranty (WTW) that allows us to be competitive with other panel manufacturers without committing ourselves to unnecessary liability. These guidelines have been established to prepare ourselves in addressing WTW's in a manner that is suitable to Rollfab's objectives

### No Exceptions

There will be NO EXCEPTIONS to the availability or requirements of any WTW without the written consent of the Rollfab managing member. Under no circumstances will a WTW be offered or given without prior approval. Approvals must be in writing prior to the bid. Only sales personnel knowledgeable with WTW approved products and their application should quote and sell a WTW. All information required for a WTW must be sent to the General Sales Manager at the Phoenix Plant. It is the responsibility of sales to provide the necessary information to the General Sales Manager in order to thoroughly investigate and document the WTW requirements. Incomplete submittals will not be processed. It is the responsibility of sales to coordinate pricing, credit, production, delivery, or any other responses back to the customer.

### Availability:

Customers should be made aware at the time of quoting that Rollfab's WTW is a limited liability warranty with certain restrictions that should be reviewed prior to acceptance of a bid. A sample copy of the WTW and materials finish warranty must be given to the customer at the time of bid.

When bidding on a project, in addition to the materials, the following must also be considered:

- a) Building design and loading
- b) Building end use
- c) Building surroundings, roof slope and roof penetrations.

WTW will not be offered if the building end use, design, surroundings or installation techniques are not in accordance with the conditions set forth in Rollfab's WTW or material warranties.

Prior to making any commitment regarding the availability of any WTW, the installer must be pre-approved by Rollfab as qualified to perform the installation of our WTW project.

Rollfab can offer either-SL-175, MS-200, 2" Mech. or MS-150, 1 ½" Mech. on projects that require a WTW. There are several restrictions as to the types of applications and slopes Rollfab will offer on a WTW.

### Chart 1

Panel	Substrate Type	min. slope w/o valley	min. slope w/ valley
SL-175	Solid	3:12	3:12
2" Mech.	Solid	¾:12	3:12
1 ½" Mech.	Solid	1:12	3:12

- Must be installed in accordance with specified design requirements. Contact Rollfab for more information.

### The WTW restrictions are as follows:

All roof panels and flashings must be made of material that carries a minimum 5 yr. material warranty, such as our bare Galvalume, SMP or standard PVFD warranties.

Projects must be greater than 1.0 miles from any salt or corrosive environment.

### Qualification of Installer

Use "Request for Installer Approval" Prior to bid Form.

Rollfab must pre-qualify all installers prior to project installation. Sales should attempt to pre-qualify all current accounts that have potential to bid on WTW projects. WTW will only be offered to customers in good credit standing.

It is necessary that any project requiring a WTW be erected by a knowledgeable APPROVED Installer with a minimum of 3 years of experience installing Structural Standing Seam Roofs of similar size and complexity. Sales should only consider bidding projects that has a WTW to reputable installers that stand a good chance of being in business for the full duration of their responsibilities toward the WTW. Onsite installation training may be required for installer approval.

**Types of Warranties:**

Rollfab offers four versions of our Standard WTW. All four warranties are the same throughout except for the inclusion and exclusion of flashings and dollar limit liability. In all four Standard WTW's, if the roof leaks during the period that the approved installer is responsible for the roof, then they are responsible for maintaining the area that the leak occurred for another five (5) years. Approved installer is only liable for the initial installation. The following are brief descriptions of the WTW's available from Rollfab.

**Standard Weather Tightness Warranty – Type 1 – True Shield**

- Available for all previously defined systems with proper slopes;
- All flashings, curbs, skylights, ventilators and penetrations are excluded;
- See Chart for warranty costs;
- Installer must be pre-approved;
- Dollar liability to be that of the owners original payment of installed roof (materials furnished and installation of said materials at a maximum of \$5.00 per square foot);
- WTW inspection(s) is required;
- Rollfab must approve all shop (erection) drawings prior to construction of roof including shop drawings produced by other companies, and copies must be maintained by Rollfab;
- Proof of engineering compliance with design requirements per local building codes.

**Standard Weather Tightness Warranty - Type 2 – Copper Shield**

- Available for all previously defined systems with proper slopes;
- All flashings supplied by Rollfab to be INCLUDED except gutters and downspouts;
- All curbs, skylights, ventilators, penetrations, attachments to existing roof to be EXCLUDED;
- See chart for warranty costs;
- Installers must be pre-approved. Installer is responsible for repairs during the first five (5) tears;
- Dollar limit of liability to be that of owners original payment for installed roof ( materials furnished and installation of said materials at a maximum of \$5.00 per square foot);
- WTW inspections are required;
- Rollfab must approve all shop (erection) drawings prior to construction of roof including shop drawings produced by other companies, and copies must be maintained by Rollfab;
- Proof of engineering compliance with design requirements per local building codes.

**Standard Weather Tightness Warranty – Type 3 – Silver Shield**

- Available for all previously defined systems with proper slopes;
- All flashing, curbs, skylights, ventilators, and penetrations are EXCLUDED;
- See chart for warranty costs;
- Installer must be pre-approved;
- Installer is responsible for repairs during the first five (5) years;
- Warranty has no dollar limit of liability for roof replacement or repair;
- WTW inspections required;
- Rollfab must approve all shop (erection) drawings prior to construction of roof including shop drawings produced by other companies, and copies must be maintained by Rollfab;
- Proof of engineering compliance with design requirements per local building codes.

#### **Standard Weather Tightness Warranty – Type 4 – Gold Shield**

- Available for all previously defined systems with proper slopes;
- All flashings supplied by Rollfab TO BE INCLUDED except gutters and downspouts;
- All curbs, skylights, ventilators, penetrations, and to attachments to existing roofs to be excluded;
- See chart for warranty costs;
- Installer must be approved;
- Installer is responsible for repairs during the first five (5) years;
- Warranty has no dollar limit of liability for roof replacement repair;

Rollfab can offer a Standard WTW for any number of years up to a maximum of 20 years. The amount of years will depend on the requirements of the specifications/bid documents. Typically, you will see the warranty requirements written around 5, 10, or 20 years. Rollfab only wants to issues warranties for the specified length of time required by the specification/bid documents and never any longer.

On the WTW card, there will be spaces to detail the exact length of how long the warranty will be in effect. On some projects, we will not meet or wish to meet any special requirements of the WTW as stated in the specifications/bid documents. Depending on the project you may still wish to bid if you can **get pre-approval from the architect in writing that our warranty will be acceptable**. If this is the case, you will need to enclose a copy of that written pre-approval in the permanent job file and WTW file.

If the warranty in the specification bid documents is not clear on what is required of the manufacturer for WTW, sales should get clarification of the WTW prior to bid. If Rollfab has uncertainties at the time of bid as to the type of warranty required our Standard WTW Type 1 will be used in the bid submittal, clearly noting that Rollfab is bidding the project with our Standard WTW Type-1 which may be different from what the specifications/bid documents state.

#### **Liability/Responsibility**

With our Standard **WTW Type 1, True Shield**, Rollfab's liability is limited to the original selling price of the installed roof which applies to only the exposed roofing panels manufactured by Rollfab and all related items used to fasten the roof sheathing to the roof structure (not including flashings). The maximum liability will not exceed the total square footage of metal roofing multiplied by \$5.00 a square foot.

With our Standard **WTW Type 2, Copper Shield**, Rollfab limits are the same as the Type 1 warranty with the addition of Rollfab supplied flashings.

With our Standard **WTW Type 3, Silver Shield**, Rollfab liability is unlimited in dollar amount, and applies to only the exposed roofing panels manufactured by Rollfab and all related items used to fasten the roof sheathing to the roof structure (not including flashings).

With our Standard **WTW Type 4, Gold Shield**, Rollfab liability is unlimited in dollar amount and applies to the exposed metal roofing panels manufactured by Rollfab and all related items used to fasten the roof sheathing to the roof structure, including Rollfab supplied flashings.

These WTW's are desired by owners and architects, as it gives an assurance that if a leak occurs, no matter what it costs, the roof will be repaired.

On all WTW's, material, labor, and profit associated with products other than those supplied by Rollfab are not included in the WTW. On all WTW's excluded from our liability is the cost of the original WTW warranty, shop/erection drawings, engineering and secondary framing members. On all Standard WTW's, all curbs, skylights, ventilators, and penetration will not be included. On all WTW's all secondary framing members (cees, zees, eave struts, hat channels, and base angles) supplied by Rollfab will not be included, and the original price of these members will be deducted from the total dollar amount of which Rollfab is liable for. An exception to this is any retro fit projects requiring a WTW for a complete system retro fit.

**On all WTW's Rollfab will not be responsible for any consequential damages, commercial loss, or claims for labor.**

**Performance under Standard WTW for the first five (5) years plus any extensions:** The approved installer must completely handle any weather tightness concerns reports by the owner during the first five (5) years or during any extensions.

During the first five (5) years after the completion of the roof, the approved installer must completely handle any weather tightness concerns reported by the customer. At the end of the five (5) years, Rollfab will assume responsibility for the remaining warranty period, provided the roof is weather tight at that point. If repairs have been made to the roof during the first five (5) years, the approved installer is responsible for the weather tightness of that specific repair for the five (5) years from the date of the repair. Rollfab will only be responsible if leaks are a direct result of faulty materials to the same extent Rollfab is protected by its' suppliers.

**Performance under Standard WTW after the first five (5) years and any extensions:**

At the end of five (5) years of a leak free roof, Rollfab will assume responsibility for the remaining warranty period, provided the roof is weather tight at this point. If repairs have been made to the roof during the first five (5) years, the approved installer is responsible for the weather tightness of that specific repair for five (5) years from the date of the last repair. During the period which Rollfab is responsible for weather tightness, Rollfab will pay for labor and materials necessary to repair the roof only.

**COST**

The cost of the WTW's will vary depending on the type and number of warranty years. The more liability Rollfab assumes and the longer the period of liability' the higher the cost of the WTW. Cost is determined by totaling only the number of square feet of roof panel required to be covered by the WTW (no wall panels, no flashing, and no flat sheets) and multiplying that amount by the cost per square foot for the type of WTW. See the chart below:

<b>No. of Yrs.</b>	<b>WTW -1</b>	<b>WTW-2</b>	<b>WTW-3</b>	<b>WTW-4</b>
0-5 years	\$.05	\$.06	\$.09	\$.12
6-10 years	\$.06	\$.08	\$.12	\$.16
11-20 years	\$.08	\$.10	\$.15	\$.20

All prices are NET and not subject to discount.

Minimum dollar amount Type 1 & 2 - \$1500; Minimum dollar amount Type 3 & 4 - \$2500

These minimums do not included the cost of any WTW inspections conducted as outlined in these guidelines.

Expenses incurred by a Rollfab inspector for all WTW inspections will be the responsibility of the purchases and may be added at the time of order or invoiced after the inspection has occurred. The cost for each required inspection is \$495.00 per day plus travel expenses. **Only Rollfab approved inspectors are allowed to inspect a WTW project.** On occasion, Rollfab may be required to contract an outside company to assist in the inspection. The expense of the outside company will be the responsibility of the purchaser.

**Procedures Required Prior to Bid**

When a project is found that requires a WTW, sales must review the plans and specifications to determine as much information as possible in regards to the type of WTW required and the qualifications of the installer they intend to bid to. In reviewing the specifications/bid documents the wording of the WTW requirements may vary depending on items covered, specifics of manufacturers, contractors liability and the number of year's warrantied. On all WTW projects a Weather tightness warranty approval request (prior to bid) – FORM B – must be completed and sent to the General Sales Manager. Sales must provide a list of installers wishing to bid the project that have not been previously approved by the GSM. All contractors bidding the project must be pre-qualified to install the WTW approved roof system. Completed FORM B, all plans and specifications and installer list must be placed in the bid/ job file. The GSM will review all projects prior to the bid to determine if the project is suitable for the issuance of a WTW offered by Rollfab. After the GSM has reviewed and approved project prior to bid, sales will be notified of the authorization to bid the project. This will be done using FORM C sent to the sales person. Expect a five (5) day turnaround time.

**What is required prior to roofing materials being produced?**

Generally on projects that require a WTW, Rollfab might be required to prepare shop (erection) drawings, if drawings are provided by Rollfab, they will be in accordance with our recommendations for proper installation of the product and submitted to the approved installer for verification and approval. If approved shop or erection drawings were not prepared by Rollfab, then the approved installed must furnish Rollfab drawings that completely detail the roof construction, slops, location of all penetrations, placement of sealants and design of all flashings prior to ordering

materials. These drawings must be in accordance to our recommendations for proper installation of our products. All flashings must be in accordance with Rollfab standards. Due to the liability that Rollfab incurs on all WTW's Rollfab reserves the right to modify any details that we choose in order to insure weather tight designs. This right supersedes the architect and customer.

### **Inspections – FORM D**

On all projects, a formal WTW inspection is necessary at completion due to the liability that Rollfab can incur. In addition, inspections could be requested at various stages of the project to assure the installation is in accordance with our procedures and recommendations.

Prior to inspecting the roof, Rollfab inspector must notify the approved installer at least 48 hours in advance to make sure the approved installer will be present and that proper roof access and safety equipment is available to the roof. Rollfab requires that the approved installer be present during the inspection and if possible, a representative of the owner/architect also be present.

Expenses incurred by a Rollfab inspector for any WTW roof inspection, will be the responsibility of the purchaser and may be invoiced after the inspection has occurred. The cost for each required inspection is \$495.00 per day plus travel expenses. On occasion, Rollfab may be required to contact an outside company to assist in the inspection. The expense of this outside company will be the responsibility of the purchaser.

During each inspection by a Rollfab inspector, the Weather Tightness Warranty Inspection – FORM D must be completed and sent to Rollfab GSM. For review it is very important that every inspection made by Rollfab be accompanied by photographs that are clearly labeled, dated, and sent the Rollfab for review: The following items are typical areas of a project that require photographs:

- 1) Any problem area;
- 2) Typical side laps;
- 3) Typical flashing conditions of the valley, ridge, peaks, hips, rakes, gutters, eaves, and parapets;
- 4) Typical penetrations, curbs skylights.

### **What is required to process a Warranty?**

Weather tightness Warranty Checklist – post construction – FORM-E. The WTW will not be processed until Rollfab has been paid in full for all materials, inspections, and costs of WTW. THE ROOF MUST BE LEAK FREE. Once construction is complete, all inspections have taken place and all parties agree that the project is leak free, sales must complete the Weather Tightness Warranty checklist (Post Construction) FORM E and forward to the GSM so that the official WTW card can be processed.

**THE WTW WILL NOT BE PROCESSED UNLESS FORMS A, B, C, D, AND E AND ANY INFORMATION THAT IS REQUESTED ON THOSE FORMS ARE, OR HAVE BEEN SENT TO THE GSM.**

Rollfab must again review project or shop drawings prior to issuing the WTW if the actual construction differs from project approved drawings. Drawings must show all roof constructions, slope, location of all penetrations, placement of sealants, and design of all flashings, panel clip, and types of fasteners and gauge of panel. After the appropriate documentation has been sent to the GSM and all issues have been addressed, the official WTW card will be prepared by Rollfab and sent to the approved installer for them to sign and present to the owner for their signature. After the approved installer and owner signs the WTW card, they are asked to send it back to the GSM for signature for the Managing Member of Rollfab. The WTW is not valid until the Managing Member of Rollfab signs the WTW card.

Once the WTW has been signed by all parties and a copy has been placed in the WTW log (kept by the GSM), the original WTW card is sent back to sales for presentation to the approved installer and the owner.

### **Notification of Leaks**

**At any time during the warranty period that a roof leak occurs, both the approved installer and Rollfab must be notified in writing within 10 days of leak.**

**If Roofing Contractor is responsible for repairs (minimum five (5) years plus any extension)**

If it deemed by warranty that the approved installer is responsible for all repairs during the time that the leak occurred, the following procedure will need to take place. Once notification has been given to Rollfab, the approved installer will need to inspect the roof to determine the possible cause of the leaks. Only the approved installer will need to conduct the initial leak inspection and report findings to Rollfab. Upon completion of the inspection and any recommendations by the approved installer as to repair, Rollfab will either approve the approved installer's method of correction or specify they proceed with an alternative method. Except for minor repair work (i.e. additional sealant, tighten fasteners), all repair work must be done in accordance with recommendations set forth by Rollfab. From a practical consideration, if the cause of the leak should require an obvious minor repair, the approved installer should have the repair made and advice Rollfab in writing of the fault and correction. Rollfab must be notified in WRITING of any repairs.

**If Rollfab is Responsible for Repairs (after First Five (5) Years and any Extensions of Standard WTW)**

If a leak occurs after the five (5) year period, a Rollfab inspector will need to inspect the roof along with a representative of the owner and if possible a representative of the approved installer. Upon completion of the inspection and any recommendation by the approved installer as to repairs, Rollfab will either approve of the approved installers method of correction or specify an alternative method. Except for minor repair (i.e. additional sealant, tighten fasteners), all repair work must be done in accordance with recommendations set forth by Rollfab. From a practical consideration, if the cause of the leak should require an obvious minor repair, the owner should try to contact the original approved installer to have the repair made and advise Rollfab in writing of the fault and correction.

**Required Forms**

- Request for Installer Approval FORM A – prior to bid
- Weather Tightness Warranty Approval Request – Prior to Bid FORM B
- Weather Tightness Warranty Approval Status FORM C
- Weather Tightness Warranty Inspection during Construction – FORM D
- Weather Tightness Warranty Checklist – Post Construction FORM E

It is the responsibility of SALES to provide the necessary information in order to thoroughly investigate and document the WTW requirements.

Rollfab GSM must pre-qualify all installers **PRIOR** to project installation. To assist in pre-qualifying the installer, Request for Installer Approval-prior to bid – FORM A must be completed and sent to the GSM for review of each installer.

When an inspection of all WTW projects is done, the Rollfab WTW inspector conducting the inspection must completely fill out a Weather Tightness Inspection Form D for each inspection that occurs on that project and sent to GSM.

Once construction is complete, all inspections have taken place, and all parties agree that the project is leak free, sales must complete the WTW Checklist-Post Construction FORM E and send to the GSM so that the official WTW card can be processed