

September 29, 2021

**NJSEA Lyndhurst Roof Replacement**

Lyndhurst, New Jersey

**Bid Due Date:** October 7, 2021 @ 3:00PM

**ADDENDUM #2**

**RFI Questions**

1. **Question:** Will any interior protection be required?  
**Response:** Interior protection will be done by NJSEA.
  
2. **Question:** Is the 0.080 TPO to be mechanically fastened or fully adhered?  
**Response:** TPO to be fully adhered as per page 3 of the project specifications and section 01100, Part 1.3F.
  
3. **Question:** Please provide a specification for the hatch and safety rail.  
**Response:**
  - Roof hatch to be Bilco S-20 Galvanized Roof Hatch 36"x30"-Ladder Access. Contractor to field verify all applicable measurements and data. Product specifications and data sheet are attached.
  - Provide and install a code compliant, freestanding KeeGuard Roof Edge Protection System, including pipe railings, uprights, bases, counterweights, and fittings. Contractor to verify field measurements before fabrication.
  - Provide submittals for manufacturers data sheets on each product to be used, including:
    - a. Preparation instructions and recommendations.
    - b. Shop Drawings: Indicate profiles, sizes, connections, size, and type of fasteners and accessories.
    - c. Field measurements: Verify field measurements prior to assembly and/or ordering.
    - d. Installation instruction.
  
4. **Question:** Please provide core information to include identification of all layers of existing roofing assembly including insulation thickness and all layers of existing roofing.  
**Response:** The existing roof consists of an EPDM roofing membrane over 2 ½" insulation, components and accessories of roofing membrane on a 1 ½" steel deck as per specification section 07150, part 1.4 B.
  
5. **Question:** The plans and specs state that the contractor is to field verify all dimension. Due to COVID protocols we were only allowed 10 minutes on the roof and not allowed to take core samples. If the conditions on the roof differ from those provided and said differences increase the cost of the project, will the cost increases be reimbursed to the contractor?  
**Response:** As per page 5 section 3.2 of the project specifications, contractor can request access to conduct any necessary investigations or tests necessary for preparation of bid submission.
  
6. **Question:** We see reference to ASCE 7-05 for the wind uplift. Shall we assume that ASCE 7-16 is to be used due to recent building code updates in New Jersey?  
**Response:** Yes, assume ASCE 7-16 is to be used due to recent building code updates in New Jersey.

Attachments:  
BILCO-Specs  
Bilco Type S

Include the acknowledgment of this addendum in your proposal submission.

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Company Name (Print) Date

*Receipt of Addendum #2: \_\_\_\_\_ (Signature)*

**End of Addendum #2**

BILCO Type S roof hatches, 36" x 30" (914mm x 762mm) are used to provide roof top access by means of a fixed interior ladder. The easy, one-hand operation, to the fully open or closed position, provides the user the security of having one hand firmly on the ladder at all times. Available in galvanized steel, aluminum or stainless steel construction. For more information, please visit our website [www.BILCO.com](http://www.BILCO.com) or call 1-800-366-6530.

## SECTION 077233

### ROOF HATCHES

#### (BILCO TYPE S)

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. Work Included: Provide factory-fabricated roof hatches for ladder access.

##### 1.2 SUBMITTALS

- A. Product Data: Submit manufacturer's product data.
- B. Shop Drawings: Submit shop drawings including profiles, accessories, location, adjacent construction interface, and dimensions.
- C. Warranty: Submit executed copy of manufacturer's standard warranty.

##### 1.3 QUALITY ASSURANCE

- A. Manufacturer: A minimum of 5 years experience manufacturing similar products.
- B. Installer: A minimum of 2 years experience installing similar products.
- C. Manufacturer's Quality System: Registered to ISO 9001 Quality Standards including in-house engineering for product design activities.

##### 1.4 DELIVERY, STORAGE AND HANDLING

- A. Deliver products in manufacturer's original packaging. Store materials in a dry, protected, well-vented area. Inspect product upon receipt and report damaged material immediately to delivering carrier and note such damage on the carrier's freight bill of lading.

##### 1.5 WARRANTY

- A. Manufacturer's Warranty: Provide manufacturer's standard warranty. Materials shall be free of defects in material and workmanship for a period of five years from the date of purchase. Should a part fail to function in normal use within this period, manufacturer shall furnish a new part at no charge.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURER

- A. Basis-of-Design Manufacturer: Type S Roof Hatch by The BILCO Company, P.O. Box 1203, New Haven, CT 06505, 1-800-366-6530, Fax: 1-203-535-1582, Web: www.BILCO.com.

### 2.2 ROOF HATCH

- A. Furnish and install where indicated on plans metal roof hatch Type S, size width: 36" (914mm) x length: 30" (762mm). Length denotes hinge side. The roof hatch shall be single leaf. The roof hatch shall be pre-assembled from the manufacturer.
- B. Performance characteristics:
1. Cover shall be reinforced to support a minimum live load of 40 psf (195kg/m<sup>2</sup>) with a maximum deflection of 1/150th of the span and a maximum design pressure of +/- 100 PSF (488 kg/m<sup>2</sup>) with a design factor of 2 for galvanized steel (Type S-20) and aluminum (Type S-50) roof hatches or 20 psf (97 kg/m<sup>2</sup>) for stainless steel (Type S-90) roof hatches or roof hatches with an aluminum cover and galvanized steel curb (Type S-40)].
  2. Operation of the cover shall be smooth and easy with controlled operation throughout the entire arc of opening and closing.
  3. Operation of the cover shall not be affected by temperature.
  4. Entire hatch shall be weather tight with fully welded corner joints on cover and curb.
  5. Galvanized steel (Type S-20) and aluminum (Type S-50) roof hatches shall have a valid Notice of Acceptance (NOA) by Miami-Dade County Product Control Section. The hatches shall have product approval (FL) by Florida Building Council regarding compliance to Florida Building Code.
- C. Cover: Shall be [select: 14 gauge (1.9mm) paint bond G-90 galvanized steel or 11 gauge (2.3mm) aluminum] with a 3" (76mm) beaded flange with formed reinforcing members. Cover shall have a heavy extruded EPDM rubber gasket that is bonded to the cover interior to assure a continuous seal when compressed to the top surface of the curb.
- D. Cover insulation: Shall be fiberglass of 1" (25mm) thickness, fully covered and protected by a metal liner [select: 22 gauge (.8mm) paint bond G-90 galvanized steel or 18 gauge (1mm) aluminum].
- E. Curb: Shall be 12" (305mm) in height and of [select: 14 gauge (1.9mm) paint bond G-90 galvanized steel or 11 gauge (2.3mm) aluminum]. The curb shall be formed with a 3-1/2" (89mm) flange with 7/16" (11.1mm) holes provided for securing to the roof deck. The curb shall be equipped with an integral metal capflashing of the same gauge and material as the curb, fully welded at the corners, that features the Bil-Clip<sup>®</sup> flashing system, including stamped tabs, 6" (153mm) on center, to be bent inward to hold single ply roofing membrane securely in place.
- F. Curb insulation: Shall be rigid, high-density fiberboard of 1" (25mm) thickness on outside of curb.
- G. Lifting mechanisms: Manufacturer shall provide compression spring operators enclosed in telescopic tubes to provide, smooth, easy, and controlled cover operation throughout the entire arc of opening and closing. The upper tube shall be the outer tube to prevent accumulation of moisture, grit, and debris inside the lower tube assembly. The lower tube shall interlock with a flanged support shoe [for aluminum construction: welded to the curb assembly; for steel construction: through bolted to the curb assembly].

H. Hardware

1. Heavy pintle hinges shall be provided
2. Cover shall be equipped with a spring latch with interior and exterior turn handles
3. Roof hatch shall be equipped with interior and exterior padlock hasps.
4. The latch strike shall be a stamped component bolted to the curb assembly.
5. Cover shall automatically lock in the open position with a rigid hold open arm equipped with a 1" (25mm) diameter red vinyl grip handle to permit easy release for closing.
6. All hardware shall be zinc plated and chromate sealed. [For installation in highly corrosive environments or when prolonged exposure to hot water or steam is anticipated, specify Type 316 stainless steel hardware].
7. Cover hardware shall be bolted into heavy gauge channel reinforcing welded to the underside of the cover and concealed within the insulation space.

- I. Finishes: Factory finish shall be [select: alkyd based red oxide primed steel or mill finish aluminum].

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and openings for compliance with requirements for installation tolerances and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected.

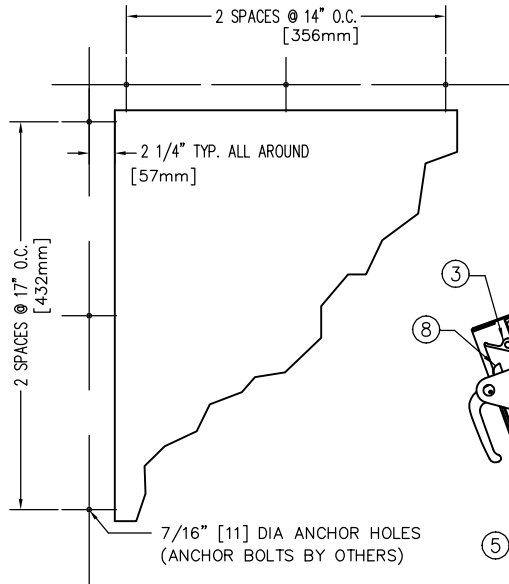
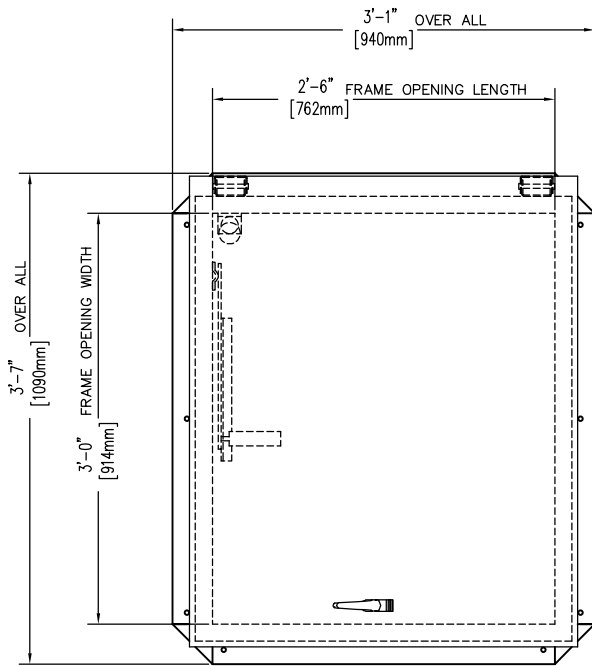
3.2 INSTALLATION

- A. Install products in strict accordance with manufacturer's instructions and approved submittals. Locate units level, plumb, and in proper alignment with adjacent work.
1. Test units for proper function and adjust until proper operation is achieved.
  2. Repair finishes damaged during installation.
  3. Restore finishes so no evidence remains of corrective work.

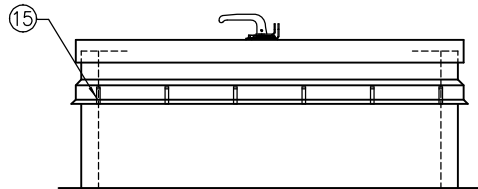
3.3 ADJUSTING AND CLEANING

- A. Clean exposed surfaces using methods acceptable to the manufacturer which will not damage finish.

END OF SECTION

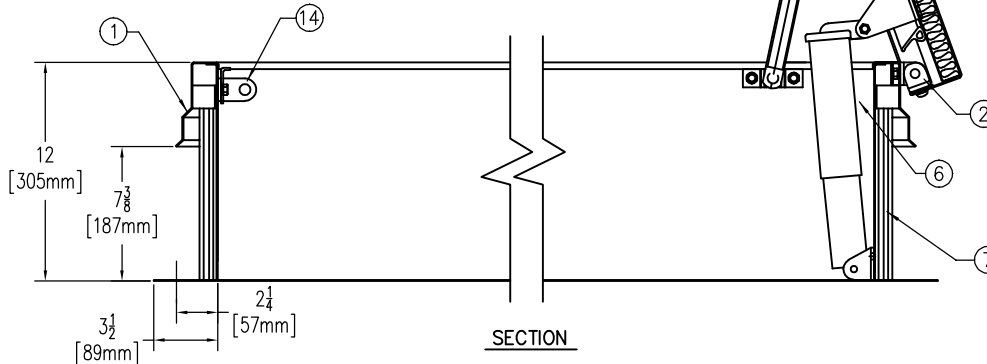


ANCHOR HOLE LAYOUT

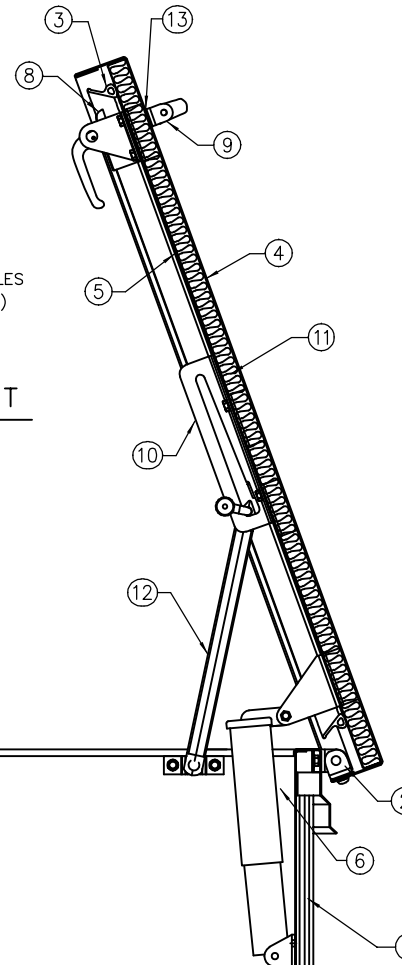


MIAMI-DADE PRODUCT APPROVED (NOA NO. 19-1029.10)  
 MEETING LARGE AND SMALL MISSLE IMPACT REQUIREMENTS  
 FLORIDA PRODUCT APPROVAL #FL15110

TYPE: S-20 AND S-50 ONLY



SECTION



**SPECIFICATIONS**

1. FRAME W/ CAPFLASHING (CORNERS FULL WELDED)
  - S-20 - 14 GAUGE P.B. GALV. STEEL
  - S-40 - 14 GAUGE P.B. GALV. STEEL
  - S-50 - 11 GAUGE ALUMINUM
  - S-90 - 14 GAUGE TYPE 304 STAINLESS STEEL
2. PINTLE HINGE
3. GASKET (ALL AROUND COVER)
4. COVER GAUGE
  - S-20 - 14 GAUGE P.B. GALV. STEEL
  - S-40 - 11 GAUGE ALUMINUM
  - S-50 - 11 GAUGE ALUMINUM
  - S-90 - 14 GAUGE TYPE 304 STAINLESS STEEL
5. COVER LINER
  - S-20 - 22 GAUGE P.B. GALV. STEEL
  - S-40 - 18 GAUGE ALUMINUM
  - S-50 - 18 GAUGE ALUMINUM
  - S-90 - 22 GAUGE TYPE 304 STAINLESS STEEL
6. SPRING LIFTING MECHANISM
7. 1" RIGID FIBERBOARD INSULATION
8. SLAM LATCH
9. INSIDE AND OUTSIDE HANDLES W/ PADLOCK HASPS
10. ARM GUIDE BRACKET
11. 1" THICK FIBERGLASS COVER INSULATION
12. HOLD OPEN ARM W/ RED VINYL GRIP
13. NEOPRENE GASKET
14. LOCK STRIKE & PADLOCK HASP
15. BILCLIP® FLASHING SYSTEM

SHOP FINISH:

- STEEL: RED OXIDE PRIMER
- ALUMINUM: MILL FINISH
- HARDWARE: NON-CORROSIVE MATERIALS (UNLESS OTHERWISE SPECIFIED)
- STAINLESS STEEL: BEADBLAST FINISH TYPE 316 S/S HARDWARE

THIS PRODUCT MAY BE INSTALLED ON EITHER A FLAT OR SLOPING ROOF. WHEN INSTALLED ON A SLOPE, THE HINGE SIDE MUST RUN PARALLEL WITH THE SLOPE. IF SLOPE EXCEEDS 30°, ADVISE FACTORY FOR MODIFICATION.

CUSTOMER:

P.O. N°

JOB:

SALES REP:

Manufacturers of Doors for Special Services  
**Bilco**® THE BILCO COMPANY  
 New Haven, Connecticut 06505

**SINGLE LEAF ROOF SCUTTLE**  
**TYPE S SIZE 3'-0" x 2'-6"**

QTY	TYPE	WIDTH x LENGTH METAL
<input type="checkbox"/>	S-20	STEEL COVER/STEEL FRAME
<input type="checkbox"/>	S-40	ALUM. COVER/STEEL FRAME
<input type="checkbox"/>	S-50	ALUM. COVER/ALUM. FRAME
<input type="checkbox"/>	S-90	STLS STL COVER/STLS STL FRAME

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