

SECTION 07723

ROOF HATCHES

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 9001:2008 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 the 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, the 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: 1-203-933-8478, Web: www.bilco.com.
- B. Provide Safety Rail System-Bil-Guard by Bilco.

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/m²) with a maximum deflection of 1/150th of the span and a [select: 140 psf (684 kg/m²) wind uplift for galvanized steel (Type S-20) and aluminum (Type S-50) roof hatches or 20 psf (97 kg/m²) 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 be Miami-Dade Product approved (NOA No. 14-0708.07 Expiration Date: December 2, 2019), meeting large and small missile impact requirements. Florida Product Approval #FL15110.
- 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. The 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 cap flashing of the same gauge and material as the curb, fully welded at the corners, that features the Bil-Clip® 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 a 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. The 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. Compression spring tubes shall be an anti-corrosive composite material and all other hardware shall be zinc plated and chromate sealed.
 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 alkyd based red oxide primed steel. Apply 2 coats of finish paint in field. Color TBD.

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