**3-Part CSI MasterFormat Specification**

**SECTION 07 7200**

**Roof Accessories: roof hatch and smoke vent**

Rev 02/25

1. General
   * + 1. SUMMARY
          1. Section includes:

Roof Hatches.

Retrofit replacement roof hatch allows you to replace a damaged or worn-out roof without disturbing the roofing system.

Accessory Products for Roof Hatches

Safety Railings for all roof hatches

Safety posts for vertical ladder access roof hatches

* + - 1. Related Requirements:
         1. Division 05 for ladders and stairs.
         2. Division 07 for roofing and sealants.
      2. COORDINATION
         1. Coordinate layout and installation of roof accessories with roofing membrane and base flashing andinterfacing and adjoining construction to provide a watertight installation.
         2. Coordinate dimensions with rough-in information or Shop Drawings of equipment to be supported.
      3. Action SUBMITTALS
         1. Shop Drawings: Indicate configuration and dimension of components, adjacent construction, required clearances and tolerances, and other affected Work.

Hatch Units: Show types, elevations, thickness of metals, and full-size profiles.

Hardware: Show materials, finishes, locations of fasteners, types of fasteners, locations and types of operating hardware, and details of installation.

General: Show connections of units and hardware to other Work. Include schedules showing location of each type and size of unit

* + - * 1. Product Data: Manufacturer’s technical data for each type of hatch assembly, including setting drawings, templates, finish requirements, and details of anchorage devices.

Include complete schedule, types, locations, construction details, finishes, latching or locking provisions, and other pertinent data.

* + - 1. informational submittals
         1. Provide manufacturer's standard warranty.
         2. Sustainable Design Submittals:

Building Product Disclosure Requirements: To encourage the use of building products that are working to minimize their environmental and health impacts, provide the following information when available:

Material Ingredients Documentation demonstrating the chemical inventory of the product

* + - 1. Closeout submittals
         1. Manufacturer's Installation Instructions and Operation & Maintenance: Indicate installation, operation and maintenance requirements and rough-in dimensions.
      2. Quality Assurance
         1. Regulatory Requirements:

OSHA 29 CFR 1910.23 Guarding floor and wall openings and holes

OSHA 29 CDR 1919.29 Fall protection systems and falling object protection-criteria and practices.

OSHA 29 CFR 1926.502 Fall protection systems criteria

International Building Code (IBC) Section 1013.6 Roof Access

International Building Code (IBC) Section 1009.11 Means of Egress, Stairways, Stairway to Roof

* + - 1. DELIVERY, STORAGE, and HANDLINg
         1. Deliver materials to Project site ready use.
         2. Exercise proper care in handling of Work so as not to disrupt finished surfaces.
         3. Store materials under cover in a dry and clean location off the ground.
      2. WARRANTY
         1. Provide manufacturer's standard 5 year warranty. Roof hatches and smoke vents shall be free from manufacturing defects in materials and fabrication for a period of 5 years from the date of shipment. Should a product fail to function in normal use within this period, manufacturer shall furnish a replacement or new part at Babcock-Davis discretion.

1. PRODUCT
   * + 1. MANUFACTURER
          1. Babcock-Davis

9300 73rd Ave N

Brooklyn Park, MN 55428

PH: 888.412.3726

www.BabcockDavis.com

* + - 1. ROOF HATCH
         1. Roof Hatches:

Type and Size: Retrofit, Replacement Single-leaf metal lid, **[BRHRG galvanneal steel width by length] [BRHRG3630, 36 by 30 inches (900 by 750 mm)] [BRHRG3054, 30 by 54 inches (750 by 1370 mm)] [BRHRG3636, 36 by 36 inches (900 by 900 mm)] [BRHRG3096, 30 by 96 inches (750 by 2400 mm)]**

**[BRHRA aluminum width by length] [BRHRA3630, 36 by 30 inches (900 by 750 mm)] [BRHRA3054, 30 by 54 inches** **(750 by 1370 mm)] [BRHRA3636, 36 by 36 inches (900 by 900 mm)] [BRHRA3096, 30 by 96 inches (750 by 2400 mm)]**

**[BRHRT aluminum thermally broken width by length [BRHRT3630, 36 by 30 inches (900 by 750 mm)] [BRHRT3054, 30 by 54 inches (750 by 1370 mm)] [BRHRT3636, 36 by 36 inches (900 by 900 mm)] [BRHRT3096, 30 by 96 inches (750 by 2400 mm)] [As selected by Architect from manufacturer's full range] [as indicated on drawings]**

Verify load requirements with authorities having jurisdiction.

Miami-Dade County, FL Product Control Approved for units with Aluminum Curb and Cover (RHUA) and galvanneal steel curb and cover (RHUG) with a maximum size of 16 Sq Ft for a single point latch and 20 Sq Ft for a two-point latch.

Performance Requirements

Hatch shall be reinforced to support live load of 40-lbf/sq. ft. (1.9-kPa) with a maximum deflection of 1/150th of the span with a wind load of plus or minus 20-lbf/sq. ft. (6.70-kPa).

Loads

Units less or equal to than 60 inches (152 cm) in length: Minimum 40-lbf/sq. ft. (1.9-kPa) external live load with a maximum deflection of 1/150 of the span and 20-lbf/sq. ft. (0.95-kPa) internal uplift load

Units greater than 60 inches (152 cm) in length: Minimum 40-lbf/sq. ft. (1.9-kPa) external uplift load with a maximum deflection of 1/150 of the span and 20-lbf/sq. ft. (4.31-kPa) internal uplift load

Hatch Material:

Cover: **[0.07895 inch (1.9 mm) galvanneal steel] [0.0907 inch (2.3 mm) aluminum] [0.0907-inch (1.9-mm-) thick Type 304 stainless steel].**

Cover Insulation: 1 inch (25 mm) polystyrene

Insulation Options: **[1 inch (25 mm) polyisocyanurate] [2 inch (50 mm) polyisocyanurate] [3 inch (76 mm) polyisocyanurate]**

Curb height in "Curb: paragraph below may be determined by adding thickness of roof insulation to the minimum base flashing height recommended by roofing membrane manufacturer or established by office practice.

Curb**: [0.07895 inch (1.9 mm) galvanneal steel] [0.0907 inch (2.3mm) aluminum]** with a [single wall] [consult manufacturer for additional curb options], curb and integral railing ready. The curb shall be formed with a 1.78” (43mm) mounting flange and 1.2” (30mm) apron. Mounting Brackets provided.

Fabricate curbs to minimum height of **[4 inches (305 mm)]**

Curb Insulation: 1 inch (25 mm) Polyisocyanurate

Insulation options: **[2 inch (50 mm) polyisocyanurate] [3 inch (76 mm) polyisocyanurate]**

First option in "Finish" subparagraph below applies only to aluminum

Finish: **[Mill finish] [TGIC Polyester powder coat paint] [Trinar].**

Retain "Color" subparagraph below if retaining second option in "Finish" subparagraph above.

Color**: [Red Oxide] [High Reflectance White] [As indicated by manufacturer's designations] [Match Architect's sample] [As selected by Architect from manufacturer's full range] <Insert color>.**

Hardware: **[Zinc plated steel] [Stainless Steel].**

Hinge Assembly: Pintle hinge with stainless steel hinge pin.

Spring: Gas spring with integrated damper & Coil Type spring in telescopic tubes.

Hold Open Device: Automatic zinc plated steel hold open arm with red vinyl grip handle.

Latch: Zinc plated steel spring-type slam latch with inside and outside operating turn handles and padlock hasp provisions.

Pull Handle: Interior pull down handle, powder coated safety yellow.

Gasket: Extruded EPDM adhesive back seal, continuous around cover.

Retain one or both "Safety Railing System" and "Ladder-Assist Post" paragraphs below; revise to suit Project. If retaining both paragraphs, indicate location of each on Drawings or by inserts. Consult authorities having jurisdiction for their requirements. See the Evaluations.

* + - * 1. Safety Railing System: Model BSRC Roof-hatch manufacturer's standard system including rails, clamps, fasteners, safety barrier at railing opening, and accessories required for a complete installation; attached to roof hatch and complying with 29 CFR 1910.23 requirements and authorities having jurisdiction.

Retain "Height" Subparagraph below if railing system is not fully detailed on Drawings. Option is based on OSHA fall protection requirements; revise to suit Project.

Height: 42 inches (1060 mm) above finished roof deck.

Dimensions in "Rails" subparagraph below is typical; other diameters and thicknesses may be specified; revise to suit Project.

Rails:

Aluminum, 1-1/4 inch (31 mm), 1.66 inch (42 mm) outside diameter, schedule 40 pipe, 6061-T6 alloy

Finish: **[TGIC Polyester powder coat paint] <Insert finish>.**

Color: [**Safety Yellow] [As indicated by manufacturer's designations] [Match Architect's sample] [As selected by Architect from manufacturer's full range] <Insert color>.**

Fittings: 5052-H32 Cast aluminum alloy with set screw hold.

Mounting Brackets: 3/16 inch (4.75 mm) steel, zinc plated with nut backing plate.

Exit: [Self-closing gate, **1-1/4 inch** **(32 mm)** aluminum, self-closing with coil spring] [Chain, **3/16 inch** **(4.76 mm)** zinc plated steel-like chain with spring clip ends].

* + - * 1. Ladder-Assist Post: Model BSP Roof-hatch manufacturer's standard device for attachment to roof-access ladder.

Operation: Post locks in place on full extension; release mechanism returns post to closed position.

Option in "Height" Subparagraph below is typical height.

Height: **42 inches (1060 mm)**] <Insert dimension> above finished roof deck.

Material**: [Steel tube] [Stainless steel] [Aluminum].**

Option in "Post" Subparagraph below is an example only; revise to suit Project.

Post: 1-1/2 inch (38.1mm) by 1-1/2 inch (38.1mm) by 1/8 inch (2.3mm) <Insert dimension> diameter high strength square.

Finish: **[Manufacturer's standard baked enamel or powder coat] <Insert finish>.**

Color: **[As indicated by manufacturer's designations] [Match Architect's sample] [As selected by Architect from manufacturer's full range] <Insert color>.**

* + - * 1. Safety Grab Bar: Model BSGB provide safe access through roof hatches while providing added functionality and weight bearing support

Operation: mounts through a corner section through the curb counterflashing.

Material: Aluminum pipe 1-1/4 inch (32 mm) inside diameter Schedule 40 ATSM A53 Seamed Steel

Fittings: Cast aluminum alloy with set screw hold

Hardware: Hex head bolts 3/8 inch (9.5 mm) by 3/4 inch (19 mm)

Finish: **[Manufacturer's standard baked enamel or powder coat] <Insert finish>.**

Color**: [Safety Yellow] [As indicated by manufacturer's designations] [Match Architect's sample] [As selected by Architect from manufacturer's full range] <Insert color>.**

1. EXECUTION
   * + 1. EXAMINATION
2. Verification of Conditions: Examine areas and conditions under which Work is to be performed and identify conditions detrimental to proper or timely completion.
3. Verify that deck, curbs, roof membrane, base flashing, and other items affecting Work of this Section are in place and positioned correctly.
4. Verify tolerances and correct improper condition
5. Identify conditions detrimental to providing proper quality and timely completions of work.
6. Do not proceed with installation until detrimental conditions have been corrected.
   * + 1. Installation
7. Comply with manufacturer's recommendations.
8. Coordinate installation of components of this Section with installation of roof deck, roof structure, roofing membrane, and base flashing.
9. Coordinate installation of sealant and roofing cement with Work of this Section to ensure water tightness.
10. Securely anchor roof accessories in compliance with manufacturer's instructions.
11. Set units plumb, level, and true to line without warp or rack. Separate metal from incompatible metal or corrosive substrates, including wood, by coating concealed surfaces, at locations of contact, with bituminous coating or providing other permanent separation.
12. Flange Seals: Unless otherwise indicated, set flanges of accessory units in a thick bed of roofing cement to form a seal
    * + 1. ADJUSTING
           1. Adjust movable parts for smooth operation
           2. Operational Units: Test-operate units with operable components. Clean and lubricate joints and hardware. Adjust for proper operation.
        2. cleaning
13. Clean exposed surfaces per manufacturer's written instructions. Touch up damaged metal coatings.

END OF SECTION