

CASE STUDY: Wholesale Retailer

LOCATION: Southgate, MI

SITUATION:

This large wholesale retail facility had widespread roof leaks that were impacting retail and operation areas. The initial roof installed was a built-up roof (BUR) system but a PVC roof system had been placed over it. It was unclear which roof system was causing the issues but regardless of that, a full tear-off and replacement would be extremely costly.



SR PreVision inspection / analysis



37,861 sq. ft.



CLP Layover



SOLUTION

To properly evaluate the situation and recommend the smartest solution, a full SR PreVision inspection and analysis was required. Through a combination of visual inspections, infrared scanning and laboratory testing of the membrane sample, it was determined that the PVC membrane was extremely brittle and was at the end of its useful life. It was also discovered that there was approximately 500 sq. ft. of wet insulation on the roof that needed to be removed as soon as possible. By taking a core sample from the roof, the SR PreVision scientists determined that the initial BUR system was still in good condition and a layover roof system was possible.

The process began with Simon Roofing first removing the wet insulation and replacing it with new insulation to match the existing roof height in those areas. Then, the entire PVC roof membrane was removed down to the original BUR system. Technicians installed the CLP (cross link polymer) roof system directly over the existing roof. Flashing was performed around the perimeter and all penetrations and drains received a multi-course application of Wite Brite™ Cement and reinforced polyester fabric for added protection. Finally, a final application of Wite Brite™ coating was applied to create a seamless membrane over the entire roof.

END RESULT:

- Wet insulation and failing roof source identified and removed
- New watertight, seamless roof system installed
- Significant cost and time savings realized when compared to complete tear-off and replacement
- 15-year labor and materials warranty issued

