

# MODIFIED BITUMEN

## Favorable In Florida Weather Extremes

In South Florida the weather has a variety of extremes. The sun, high winds and treacherous rainfall will put any roof system to the test. The Roof Authority has relied on the use of modified bitumen roofing systems since its inception in 1987.

"It's smart business to stay with a system that has been so good to us," said Chris Long, president and owner of The Roof Authority. "I prefer to use a white, granular surfaced modified cap sheet so that I can offer our customers a 'maintenance free' field sheet."

The Roof Authority is a Ft. Pierce based roofing and sheetmetal contractor who specializes in commercial, industrial and condominium reroofing. Their forte' is modified bitumen applications. More specifically, a combination of interplies with a modified cap sheet more commonly referred to as a "hybrid roof system." "These systems have enabled us to leave a clean trail of satisfied customers," stated Chris Long. Ninety percent of their work comes to them on a referral basis and that, is essential in today's competitive marketplace.

The re-roofing of Poppleton Creek Condominiums in Stuart, Florida were a challenge from the start. They asked that the Roof Authority submit a quotation

after a roofing contractor defaulted on the original re-roofing contract. The Poppleton Creek project allowed The Roof Authority to show their expertise in several areas:

- ▼ Demolition of two existing roof systems. A three-ply tar and gravel roof had been recovered with a 3/4" perlite insulation and two plies of fiberglass felt.
- ▼ Demolition of existing interior roof drains.
- ▼ Installation of Dade County approved aluminum hurricane stands for roof top air conditioning condensing units.
- ▼ Design and installation of a 1/8" per foot tapered perlite insulation system.
- ▼ Fabrication and installation of expansion joints.
- ▼ Installation of a GAF modified bitumen system.
- ▼ Problem solving capabilities.

After submitting a quotation based on the original roofing contractor's specifications, The Roof Authority, along with one other contractor, was invited to meet with the association for a questions and answer session. It was at that meeting that Mr. Long suggested upgrading the system to include sloping the roofs and substituting a modified cap sheet

instead of a fiberglass reinforced cap sheet. After learning that the previous roofs may never receive a "No Dollar Limit" guarantee because of the ponding water, the board opted to use the suggestion and rebid the project with a tapered insulation system, two plies of fiberglass felt and a modified bitumen cap sheet. Eventually, The Roof Authority was awarded the contract to re-roof building D.

The first challenge to be addressed on the fourteen thousand square foot reroofing project was to coordinate the disconnection, and following the roof removal, reconnection of the roof top-condensing units. All the air-conditioning units were raised to meet manufacturers' requirements and placed on Dade county approved hurricane stands. Because of health reasons, several senior citizens living at the complex during the demolition could not be without air conditioning for an extended period. Thanks to the staff of qualified men in the field and between offices, all the units were reconnected without a problem and within the twenty four-hour period promised.

Designing and installing the 1/8" per foot tapered system came next. The system was designed to have all of the perimeter edges becoming the low point or where the water could run off into a gutter system. Because of the rise in the



Building "D" shown left features a modified bitumen roof system.

tapered insulation, expansion joints had to be fabricated by using pressure treated 2 x 12 lumber to achieve the manufacturers recommended minimum height requirements for the base flashing. Over the tapered insulation, which was mechanically fastened utilizing coded

fasteners and plates to meet I-90 wind uplift requirements, two plies of GAF Type IV fiberglass felt were hot mopped. The surfacing to complete the project was GAF RUBEROID MOP PLUS FR surfaced modified bitumen a UL, class A roof system.

Dade County Approved aluminum hurricane stands were installed for roof top air conditioning units.



President of Concept Management Service, George Urgo, stated "The Roof Authority recently did some work for us at Poppleton Creek Condominium Association. We were extremely pleased with their professionalism, not only in their work but also in their approach to business, paperwork and their follow-up. I plan to use The Roof Authority at Poppleton Creek again and on other properties."

Although the project was not the largest contract of the year for The Roof Authority, according to Chris Long, it was the most satisfying because "We had a customer in need of our honest assessment of their situation, who really was in a state of urgency for our services (the roof was leaking very badly when the project began). Providing quality service is what The Roof Authority is all about." RM

