

WESTERN ROOFING[®]

INSULATION AND SIDING

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DPI SPECIALTY FOODS FACILITY IN HENDERSON, COLO.

Roof Failure Solutions

Huge Single-Ply Reroof Project in Henderson, Colorado

by Fred Sitter, marketing communications director, Duro-Last Roofing Inc.



PI Specialty Foods is a wholesale food distributor with a focus on gourmet, organic, and ethnic fare. With corporate headquarters in Evanston, Illinois, DPI has over 43 million cubic feet of warehouse space in eight facilities, and offers more than 55,000 dry grocery, frozen, and perishable items from around the world. Much of DPI's space is climate controlled. When the 135,000 square foot roof on

its Henderson, Colorado, facility began to fail, DPI management began looking for solutions.

"The roof was only 13 years old," said Charles Smith, president of Monument Roofing Systems, "but it appeared to be poorly installed, so the single-ply membrane had begun leaking." Monument is headquartered in Beaumont, Texas, with operations in Colorado, Oklahoma, and Louisiana. The company has been an

authorized Duro-Last® Roofing installer since 2005, and has since earned the status of Duro-Last Elite Contractor.

Monument Roofing is well versed in large roofing installations, having completed sizeable Duro-Last projects for other entities, including the El Paso Housing Authority (more than 500,000 square feet) and the Schwan Food Company facilities in Pasadena and Deer Park, Texas



**THE FIELD OF THE ROOF.
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(200,000 square feet combined).

After first connecting with DPI through a cold call, Smith shared how the Monument/DPI relationship began. "We sent DPI a package of information about our capabilities and the Duro-Last roofing system," said Smith. "It seemed like our timing was right and the information was on target, because they called us back pretty quick. We set up a meeting with Joe Moseley, DPI's vice president of operations, and Jeff Bowers, their facilities manager as soon as we could."

In addition to the material Monument sent, DPI management extensively reviewed information that was available on the Duro-Last web site. Roofing systems from other manufacturers were considered, but DPI

chose the Duro-Last roofing system for a couple of key reasons. One was the fact that the Duro-Last single-ply membrane could be installed right over the failing roof system that was in place. Some other systems would have required an expensive tear-off, disrupting building operations. The re-cover would also allow DPI to retain the insulation that was in place – 3" over the main part of the deck and 10" over the facility's refrigerated area.

Another factor in the decision was Duro-Last's standard 15-year "No Dollar Limit" warranty that provides coverage for consequential damages resulting from defects in the Duro-Last material and/or installation workmanship.

Monument technicians and Matt

Lenahan of Duro-Last's Engineering Services Department developed the specifications for the project. In addition to re-covering the roof deck, the job included multiple penetrations, more than 40 skylights, and metal edging for the outside perimeter of the building.

The project team decided to use Duro-Last's 50-mil membrane, mechanically attached to the roof deck. The roofing system would also include prefabricated flashings for over 100 penetrations, and two-piece snap-on compression metal edging, made by Exceptional® Metals, a division of Duro-Last. The roofing system for the DPI project was manufactured in Duro-Last's Grants Pass, Oregon, facility.

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**THE PROJECT
TOOK UNDER A
MONTH TO
COMPLETE.**



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Roof Failure Solutions

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The Duro-Last roofing system is precision-fabricated in a controlled factory environment. By manufacturing each roof to specifications – including deck sheets, parapet material, curbs, stacks, and other components – Duro-Last reduces the amount of field welding that contractors must perform on the rooftop by 80-85%.

Duro-Last prefabricated the DPI deck sheets with ten-foot spacing between fastening tabs (standard tab spacing is five feet). “That helped keep the installation moving along,” said Smith. “But where prefabrication really helped was on all the curb and stack flashings. With most roofing systems, the installer has to make flashings on the rooftop from the membrane material. Duro-Last’s prefabrication was a major contributor to the timeliness of the installation, and will also help ensure the roof remains watertight years from now.”

DPI will also benefit from the high reflectivity of the white Duro-Last

membrane, which typically translates into energy-cost savings for commercial facilities.

In addition to the size of the project and the number of penetrations, Monument was challenged by an electrical conduit that was fastened directly to the bottom of the metal roof deck. It required Monument crews to carefully measure and chalk the locations where they would place the fastening tabs for the deck membrane. “It was certainly atypical,” said Smith. “We had never run into a situation like that before.”

The project took just under a month to complete. It began on October 5, 2010, and ended November 3. Monument had as many as 25 people on the roof at one time, divided into five crews. A number of factors came together that ultimately made the combination of Monument Roofing and Duro-Last the right choice for DPI.

“Our extensive experience with roofing large facilities certainly

played a part,” said Smith. “As did Duro-Last’s ability to provide a full-system, warranted edge-to-edge, and prefabricated to fit the specifications of the project. We were able to complete the job quickly, without interrupting DPI’s daily operations or jeopardizing the integrity of the perishable items within the facility. We were proud to provide DPI with an energy-efficient, durable roofing system that will protect their valuable contents for years to come.”

Joe Moseley, vice president of Operations for DPI, agreed. When asked to comment on the project, he said, “We chose Monument because of their expertise, the price, and warranty, and the fact that, after we finished our homework, we knew we were purchasing the best roofing material available. We were also confident with Monument’s installation abilities and knew that the Duro-Last system was the ideal choice for our facility in terms of energy savings, performance, and durability.”