Best Practices for Roofing Maintenance

SR Building Services, LLC
Roofing • Waterproofing

Presented By
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Who is SR Building Services?

SR Building Services is an Exterior Commercial Roofing and Waterproofing Contractor serving the Pacific Northwest.
What do we do?

We provide solutions and build relationships
Roofing Overview

This is a brief overview of common roofing systems found here in the Pacific Northwest?
Single-Ply Membranes

**TPO** (thermoplastic polyolefin)

**PVC** (polyvinyl chloride)

**EPDM** (ethylene propylene diene terpolymer)
Asphalt Roofing

BUR – (Built-Up Roof)
SBS – (Styrene Butadiene Styrene)
APP – (Attactic Polypropylene)

Longest Track Record
Durable Roof Assemblies
Redundancy
Ease of Repair
Vapor Barriers

Self Adhered

Torch Applied
Insulations

• Polyisocyanurate (R-5.6 per inch)
• EPS  (R-3.85 per inch)
• XPS   (R-5 per inch)
• Coverboards (minimal R value .28-1.4)
Polyisocyanurate

Glass fiber facer (Black)

Coated fiberglass facer (Tan)
EPS – Expanded Polystyrene

Economical
Light Weight
Lower R-Value Per Inch
Susceptible to adhesives
XPS – Extruded Polystyrene

Low Absorption
High Density
Adhesion Issues – Requires Special Order
Typically used in inverted roof assemblies
Coverboards

Gypsum (Primed or Unprimed)  Wood Fiber / Perlite
Insulation Securement
Insulation Loose Laid
Urethane Foam Adhesive
Tapered Insulation
Membrane Roofing Systems

Ballasted
Mechanically Fastened
Adhered
Specialty System
Mechanically-Fastened
Adhered Membrane
Hot Asphalt Application
Torch Application
Self-Adhesive Application
Warranties

What to Look For!

System Warranty – covers all material/labor

Overburden – what components are covered

No Dollar Limitation – no cap on warranty

Not Pro-Rated – will not depreciate

Transferable – not limited to original owner
Service and Maintenance

Why is it important to maintain your roof?
Service and Maintenance

Why is it important to maintain your roof?

1. Protect your financial investment- Your roof represents a sizable monetary investment into your building. Proper care and maintenance ensures that greatest return on your investment.
2. **Protect your structure**- Water intrusion causes immediate and long term damage. Maintaining your roof minimizes risk of water intrusion and contributes to the long term health of your building.

**Why is it important to maintain your roof?**
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3. **Protect your interior/inventory**- Proper roof care and maintenance reduces loss due to damage of property and inventory.
Service and Maintenance

Why is it important to maintain your roof?

4. Protect your people- Protection of your customers, tenants and employees is paramount. Proper care and maintenance of your roof reduces the risk of slips and falls due to water intrusion and keeps your building healthy on the inside.
Questions

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