

Chateau International Warehouse

JOB PROFILE



Versico's TPO Outperforms, Replacing Modified Bitumen Rooftop

Modified bitumen roofing systems were created in Europe in the 1970s, when building owners and engineers began experiencing performance issues with standard asphalt roofing systems. Consisting of layers of polyester-reinforced or fiberglass-reinforced asphalt and plastic or rubber modifiers, modified bitumen systems offered many benefits over traditional asphalt systems.

Despite these benefits, however, modified bitumen roofing systems eventually began to exhibit their own deficiencies, including: blistering, seam failure, and susceptibility to punctures and other types of damage often caused by rooftop traffic or HVAC equipment installation.

Because of these characteristics, modified bitumen roofing systems must often be completely torn off when they've reached their lifecycle and a new roofing system is required. Installing a new roofing system on top of modified bitumen often does not provide the long-term performance desired by most commercial building owners. This was the case with Chateau International's warehouse in Edison, New Jersey. When local roofing contractor, Prestige Roofing Group, LLC, acquired this roofing project, they knew that the 34,000-square-foot roof was in need of a complete replacement.

The existing roofing system was a 17-year-old EPDM membrane that had been installed on top of a previously existing modified bitumen system. Over those 17 years, due to asphalt contamination, the seams in the EPDM membrane began to fail and by 2017 were beyond the possibility of repair.

An experienced commercial roofing contractor, Prestige Roofing Group chose to install a new, 60-mil TPO roofing system manufactured by Versico Roofing Systems. They chose Versico's white VersiWeld® TPO not only for its durability and performance characteristics but also for its high solar reflectivity. VersiWeld TPO could withstand both the harsh winters and hot summers of New Jersey without exhibiting the performance issues that had arisen with the previous two-layer modified bitumen/EPDM roofing system. Featuring Versico's unique OctaGuard XT™ weathering package, VersiWeld TPO boasts an eight-component

Project Location:	Edison, New Jersey
Square Footage:	34,000
Contractor:	Prestige Roofing Group
Project Duration:	April 2017 – April 2017
Construction Type:	Re-roof with tear-off
Roofing System:	Mechanically attached over 2" polyiso, 22 gauge steel deck, 60-mil White VersiWeld TPO, SecurShield Polyiso

blend of antioxidants, UV absorbers, and light and heat stabilizers that provide incredible long-term performance. In addition to enhanced durability, VersiWeld TPO is also ENERGY STAR® qualified and can contribute toward LEED® credit requirements because of its high solar reflectivity. The crew at Prestige knew these were all characteristics that would be of significant importance for Chateau International.

The installation crew from Prestige began this project by tearing off the existing EPDM and modified bitumen layers down to the building's 22-gauge steel deck. Once the existing roofing system was removed, they mechanically attached a two-inch layer of Versico's SecurShield™ polyisocyanurate insulation directly to the steel deck with the use of Versico fasteners and plates. This layer of insulation would provide enhanced energy efficiency, a priority for the northern climate of New Jersey. In addition to energy savings, this layer of insulation would also provide improved wind uplift performance, helping to prevent the membrane from detaching or moving during high wind events, which are not uncommon in this coastal state.

After the insulation was in place, the crew from Prestige Roofing installed the VersiWeld TPO membrane, mechanically fastening it directly to the polyiso. This entire project—from the first day of tear-off to the last day of TPO installation—took a short five days. Not only was the project completed on a tight timeline, but the building also remained occupied during the installation, which meant that ease of installation was of utmost importance to the crew at Prestige Roofing. That is one of the many reasons they chose to use a Versico TPO roofing system. Prestige has been installing Versico single-ply roofing systems for nearly fifteen years and knew that the Versico VersiWeld TPO membrane would provide the flexibility they needed for this project.

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Because of the quick-and-easy installation process, the building could remain occupied with minimal disturbance to the business operation and occupants below. With a mechanically fastened system, Prestige avoided the use of adhesives and sealants that could emit offensive odors and CFCs into the environment. The combination of high-performance products and experienced workmanship enabled this project to be completed with ease for all involved.

Throughout the design and installation process, the crew at Prestige relied upon Versico's staff of technical sales representatives to provide expertise and guidance throughout the project, ensuring that the workmanship was not only top-quality but also exceeded the expectations of the building owner and the requirements of state and local building codes. With Versico's VersiWeld TPO roofing system, Chateau International will be able to continue operations and store its inventory with peace of mind, knowing that its warehouse is protected against the elements and operating at its full, energy-efficient capacity. Chateau International can finally wave goodbye to seam failures and costly rooftop repairs, and experience the cost savings of a high-performance, energy-efficient rooftop.



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