

**ADDITIONAL: P.E. Roofing Selfing Installation**

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ADDRESS: Fairway with Roof Underlayment

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Delays in roof installations are increasing in many areas, particularly in Florida, where issues such as P.E. delays and low-quality labor are biggest concerns. According to figures from Florida's Building Industry Association, about 10 million people, or three-quarters of Florida's population, reside within a 150-mile radius of Ft. Myers, and the residential market is growing each year.

At the same time, the low availability of roofing supplies is at the heart of many delayed projects due to recent hurricanes.

No matter the reason, many contractors are turning to self-adhesive underlayment to perfect roof decks and to give roofing contractors more flexibility when things don't go as planned.

Fairway Woods II condominiums in Ft. Myers is one of the many housing complexes that has jumped on the self-adhesive bandwagon to renovate its 12-building facility.

"There is a considerable shift in roofing using self-adhesive underlayment to *improve* buildings," said Tom Kelly, owner of The Eagle, Fla.-based Kelly Roofing, a company serving contractors in Florida. "The improvements that have been made to the self-adhesive underlayment make them more durable and reliable, but also more useful in delayed situations."

One of the most valuable qualities of the improved self-adhesive membranes is that they can be exposed to the elements for up to 120 days without damage to the membrane or the substrates.

"That time frame gives roofer the opportunity to install the membrane on all buildings and then go back, weather permitting, to install the roof deck. Using the membrane gives us flexibility with construction schedule and unpredictable weather," Kelly said.

Kelly has been delayed in finishing the roof of Fairway Woods II by consecutive days of heavy rain and the challenge of finding subcontractors for the project, because the roofing tile manufacturer discontinued the tiles he had ordered for the renovation.

But the delay did not concern Kelly, even though the underlayment had already been installed on the roof decks while waiting to be covered with tiles. Typically, that would be an issue, but Kelly knows that self-adhesive underlayment is now strong enough to remain watertight even if left uncovered for months.

"We have lived and learned from our experiences," said Kelly. "After the string of hurricanes last year, people want to make sure we are using a strong underlayment, and as a roofer, I want to be assured by the manufacturer that I'm installing a dependable product."

Though underlayment manufacturers suggest their products with the standard 10- and 20-year warranties, only certain products offer lifetime product warranties. Birmingham, IL-based Duro Feltz Inc., the nation's largest membrane provider, offers lifetime product warranties for certain underlaments, including *Polysure® Polysure® II*.

The underlayment was used for the Fairway Woods II condominiums and saved the homeowners hundreds of dollars in roof renovation costs. They also avoided the hassle of the new roof not being compromised by a delay.

Pre-installation issues Prior to the installation of the self-adhesive underlayment, the existing building had a tile roof, two layers of 30-pound felt paper and wood battens covering it to the roof deck. Although the existing roof did not leak when it was first applied, it had begun to leak in several areas, which initially prompted the renovation.

In selecting the new roof underlayment, one major consideration was its ability to resist puncture prior to installation of the roof tiles.

A variety of factors at the jobsite can result in damaged roof materials: wind, rain, traffic, heat, condensation or a combination of the above.

Manufacturers can guarantee when installing their, but depending on the product, it can be more easier to puncture than of the jobsite prior to its installation," said Kelly, who has been in the roofing industry since 1981. "Just having the underlayment sit on the roof can cause its surface to become soft when exposed to the heat, creating holes before the installation with some membranes."

The problem has become an issue with crews and multiple trades working together. The underlayment needs to be able to withstand the abuse from general construction traffic, as well as the elements. While Kelly admits that it doesn't happen often, he says it's a problem that can be avoided by using a product that can resist puncture.

Also, some underlaments are not well suited for extreme temperatures and can expand and contract. However, a select few manufacturers have developed specially formulated underlaments that can withstand heat up to 200 degrees F.

Another hazard involved with membranes is that the tile logs, which are on the bottom of the tiles or batten, can dig into the membrane.

Roofers need to consider the process that heat puts on the underlayment before they even install it," Kelly said. "That was a major factor in our choosing the POLYSURE II/Flu® top layer of felt paper, which has been on top of the adhesive. It's puncture resistant, so it does not tear or become susceptible to degradation."

Specifically, the product is a homogeneous reinforced *selfing waterproofing* membrane, *flute* three reinforced, with a high strength polypropylene fabric on the upper surface, which protects the membrane from punctures.

Equally important, *POLYSURE II/Flu* features a *selfing* ring (an adhesive surface located at the edge of the membrane) that allows the sheet to easily adhere at the overlaps.

Three crews installed 1,000 square feet of *Polysure II/Flu* on the six-unit buildings that featured a 3:12 roof pitch. The product can also be used as a general roofing underlayment and on chimney flashings, skylight flashings, pipe penetrations, applications at edges and corners, valley underlaments and certain below-grade *selfing* applications.

Two other product features were beneficial on this project: its cold resistance and its split-release feature, which allows contractors to pull one piece at a time, install it and then pull the next piece and install it.

The roofing contractor on the Fairway Woods II condominiums in Ft. Myers, FL, relied on a roof underlay to protect some buildings for almost 120 days.

"When long pieces of underlayment are involved in an application, you talk it building and having work on the roof," stated Kelly.

The underlayment on the two-story three buildings of Fairway Woods II, for example, was not covered with a vapor system. Instead, the contractor relied on the underlayment to fully adhere to the roof for a maximum of 120 days.

Dick Porter, a Fairway Woods II board member responsible for maintenance of the buildings, said, "I liked Kelly Roofing's recommendation because it was reliable. It was time to redo the roofs and we wanted a roofing system that would take care of the leakage problems."

Although the roof renovation at Fairway Woods II involved a self-adhesive underlayment, many other roofs in Florida and other parts of the country continue to suffer from "low tarp syndrome" because they aren't covered by underlaments that have strong characteristics that can meet and exceed the expectations of many roofing contractors and building owners. Copyright Advanced Communications, Inc. Jan 2016 Photographic

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