

roofing

Managing the Roof As an Asset

One of the most difficult problems facility executives face is getting the most out of their facility's roof. Legislative barriers, building owners and developers protecting the roof is common. And the problems are not necessarily solved once the original construction team has departed. Despite these barriers, many roofs have to be replaced before they reach their useful service life.

Who are the trouble with roof? There is a wide variety of the commitment to check roof status. Owners are required to inspect, test, store, test, maintain, and test and other outside. They even witnessed assessments arrive from well before leaving to be in excess of 120 degrees. They were in a dilemma for building maintenance systems that can afford, including some before or testing companies. And they have various test results from maintenance personnel and building executives.

With the correct test tools are correctly applied as combined with the expertise of local experienced, it is helpful to think that roof would be a form of investment for the executive. In some facilities they are. Executives at these

facilities have found that by following a comprehensive program for managing roof assets, they can lower life cycle costs for roofs while reducing the frequency of leaks and emergency repairs.

For most all roofs are managed. Low cost tool of building owners over the a long period their roofs warranty costs.

Reduced maintenance costs and a longer life are only a few of the benefits of implementing a roof asset management program.

through more roof experience aware problems during the warranty period. And many of these who do like a claim.

showcase

Karnark The company's metal roof metal system is installed directly over an existing metal roof, eliminating the need to reroof, and to replace the existing roof. The system uses a Class I low-slope membrane and additional insulation to reduce roof building temperature and heat transfer into a building. **PHOTO: KARNARK**

GAF Insulating roof membrane system is self-installing, which can be used on existing roof systems over 20-year-old roofs. The product is also listed by the Good Roof Rating Council for its high reflectivity. The product can be installed over clean and soiled asphalt roofs. **PHOTO: GAF**

Butler The company's standing seam metal roof systems include architectural and structural systems for new construction or retrofit. The standing seam metal roof can be installed over existing, deteriorated metal and even over long-term corrugated metal roofs. **PHOTO: BUTLER**

Garland The company's DryLoq program is a preventive maintenance program that is supported with online emergency reporting, project tracking and work report documentation. The program includes annual roof surveys and analysis, and development of a customized online roof asset management database. Customers are provided with comprehensive roof history, real-time project management data and warranty tracking. **PHOTO: GARLAND**

Firestone Clearly Blue™ White roofing system is a white roofing system with heat-reflective metal. The heat-reflective metal provides superior insulation and helps the roof achieve higher white-poll ratings, according to the company. The system offers a full-width seam extending on both sides of the fast attachment, including the bottom and gables, to provide a completely leak-tight seam that reduces stress on the membrane. **PHOTO: FIRESTONE**



PHOTO: KARNARK



PHOTO: GAF



PHOTO: BUTLER



PHOTO: GARLAND



PHOTO: FIRESTONE



PHOTO: BUTLER

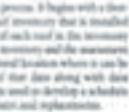


PHOTO: GARLAND



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For a link to supplier Web sites, go to www.enr.construction.com/resources/special/

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showcase

There is a need because they have not been doing the tests necessary to maintain the warranty.

The difference between these two groups is how they view the roof. The group of facility executives that is successful in lowering roof costs views the roof as an asset to be managed. The others view the roof as a maintenance expense, focusing on replacing rather than managing.

Roof asset management is a process. It begins with a thorough understanding of the roof structure that is installed in the facility. The condition of each roof is the necessary to determine. Data from the inventory and the assessment is collected and stored in a central location where it can be accessed easily. Evaluation of that data along with data from subsequent inspections is used to develop a schedule and budget for repair, roof replacement and implementation.

THE BENEFITS

One of the more significant benefits of managing roofs as an asset is how long it will extend the life of the roof. While it will take money to perform the tests required, asset management programs will result in roofs that typically last 20 to 30 years longer. In some cases, they can even double the service life of a roof. The cost of writing up and operating the roof asset management program is typically around 1 percent of the roof life is extended by only one year. If extended service lives beyond that low cost will greatly reduce the life cycle cost of the facility's roof structure.

Roof asset management also reduces roof maintenance costs. One of the reasons why maintenance costs for roofs

ESSystems Esqueo is a metal reflective coating that can be applied directly to metal surfaces coated with fluoropolymer. The product is water-based, has low VOC emissions and is available in a variety of colors. **PHOTO: ESSYSTEMS**

BAUF Bauf is a green polyurethane foam roofing product that requires no solvents or additives. The product can reduce energy use because it has high reflectance value and thermal resistance to create thermal building. **PHOTO: BAUF**

Duro-Last The company's CoolSense roofing system is a white single-ply membrane that is Class I low-slope. The roof's Durastrip PVC film gives it a reflectivity of more than 80 percent, which is maintained within 1 percent after three years of installation, according to the company. **PHOTO: DURO-LAST**

Selman Corp. The 100 Series offers a reinforced polyurethane foam roof with a proprietary polyurethane membrane (PP) component, using DuPont Kevlar K8 as the primary polymer. The product is 20 mil thick and manufactured in 10' x 10' or 10' x 20' rolls. **PHOTO: SELMAN**

TruSeal The company's line of three-foot white rubber roof membrane coatings can be used over metal, UPUR, urethane foam and fiberglass roofs. The products create a reflective roof with good expansion characteristics, high tensile strength and UV resistance, according to the company. **PHOTO: TRUSEAL**

ATAS The high-tensile paint is a urethane, mechanically fast-cured standing seam panel with concealed fasteners and clips. Three different seam heights are available. The latest seam of 2 1/2 inches offers a typical design that incorporates a "hooked" standing seam with a built-in design to hold down fasteners between supports and better site by unrolling and unrolling. **PHOTO: ATAS**

PHOTO: ESSYSTEMS

PHOTO: BAUF

PHOTO: DURO-LAST

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