

MARC MANDELL AND RSBG PRESENTS:

Low Slope Roofing



What's Covered

- Roofing systems
- Maintenance Intervals
- Insurance exposure
- Roof Replacement
- War stories



Roofing Systems



Tar & Gravel

These roofs are particularly vulnerable to cracking and splitting, especially in regions with extreme temperature fluctuations, making them prone to leaks and water damage.

Moreover, their dark surface absorbs a considerable amount of heat, increasing cooling costs during the summer months. Maintenance and repairs can also be challenging and messy, often requiring the removal and replacement of the gravel surface.

Finally, tar and gravel roofs can be prone to ponding water, further accelerating degradation and compromising the roof's structural integrity.



Excellent Weather Resistance
Highly resistant to UV radiation, ozone, and chemical exposure

Puncture and Tear Resistance
TPO is known for its robust nature and ability to withstand punctures and tears

Flexibility
TPO membranes remain flexible even in temperature extremes

Reflective Surface
Most TPO membranes are white or light-colored, providing excellent reflectivity. This reduces the amount of heat absorbed by the building, leading to lower cooling costs during warmer months. This energy efficiency can contribute to LEED certification points.

Thermoplastic Polyolefin roofing (TPO)



a TPO roofing system offers a strong combination of durability, energy efficiency, ease of installation and maintenance, and environmental benefits, making it a smart and cost-effective choice for many commercial building applications.

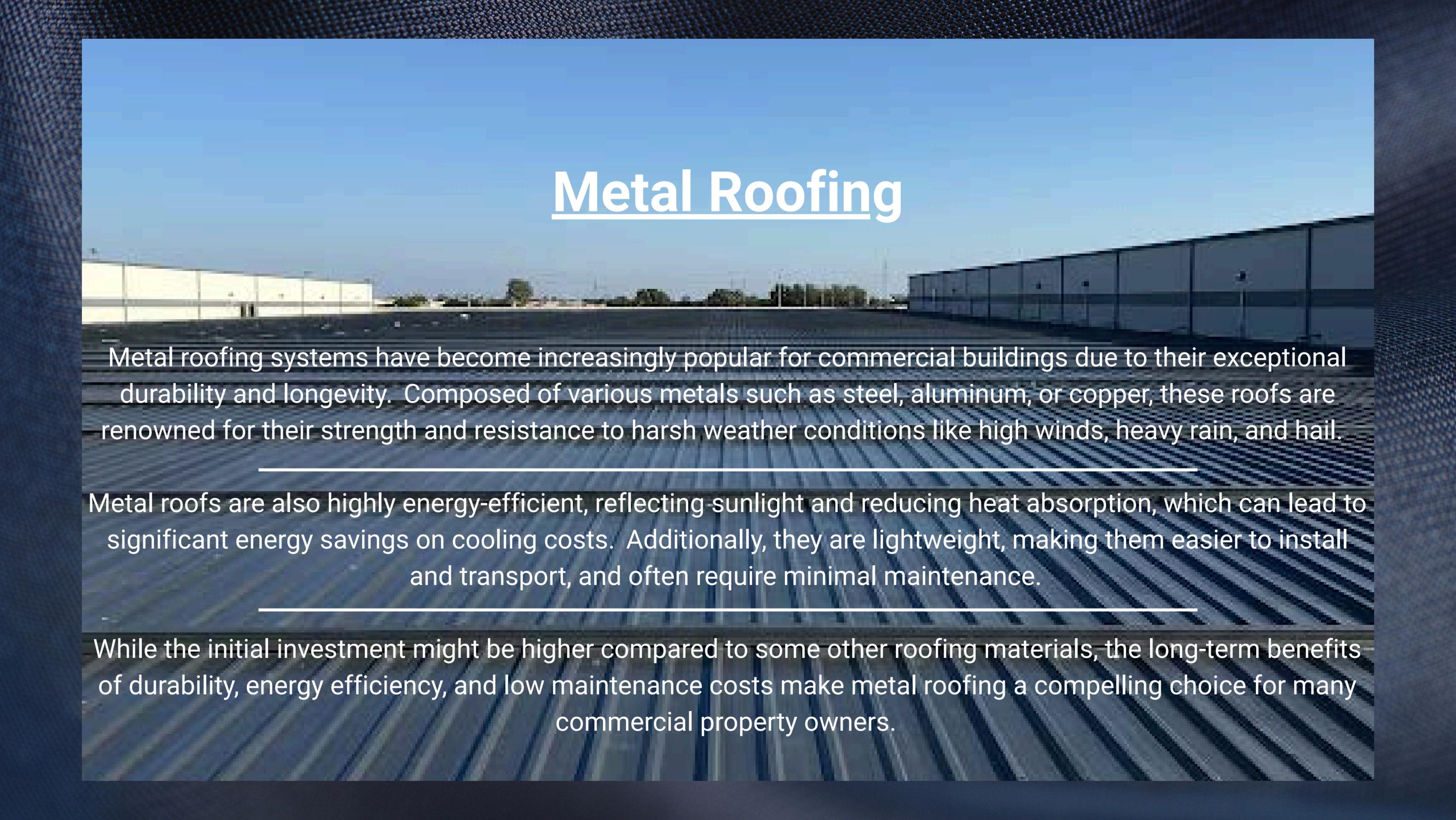


Coating a commercial roof offers a multitude of compelling benefits that can significantly improve its performance, longevity, and cost-effectiveness. Primarily, coating acts as a protective barrier, extending the lifespan of the existing roof membrane by shielding it from damaging UV radiation, harsh weather conditions like rain, snow, and hail.

This protection prevents premature degradation, cracking, and blistering, ultimately delaying the need for costly and disruptive roof replacements.

Furthermore, many roof coatings, especially reflective ones like acrylic or silicone, offer significant energy savings. By reflecting sunlight and reducing heat absorption, these coatings can dramatically lower the building's surface temperature, leading to reduced air conditioning costs during warmer months.

This energy efficiency can also contribute to a more comfortable indoor environment and potentially qualify for energy-related tax credits or incentives.

The background image shows a vast, flat industrial roof with a corrugated metal texture. In the distance, a long, low-profile industrial building with a similar metal roof is visible against a clear, light blue sky. The overall scene is bright and clear, emphasizing the industrial setting.

Metal Roofing

Metal roofing systems have become increasingly popular for commercial buildings due to their exceptional durability and longevity. Composed of various metals such as steel, aluminum, or copper, these roofs are renowned for their strength and resistance to harsh weather conditions like high winds, heavy rain, and hail.

Metal roofs are also highly energy-efficient, reflecting sunlight and reducing heat absorption, which can lead to significant energy savings on cooling costs. Additionally, they are lightweight, making them easier to install and transport, and often require minimal maintenance.

While the initial investment might be higher compared to some other roofing materials, the long-term benefits of durability, energy efficiency, and low maintenance costs make metal roofing a compelling choice for many commercial property owners.



(Ethylene Propylene Diene Monomer)

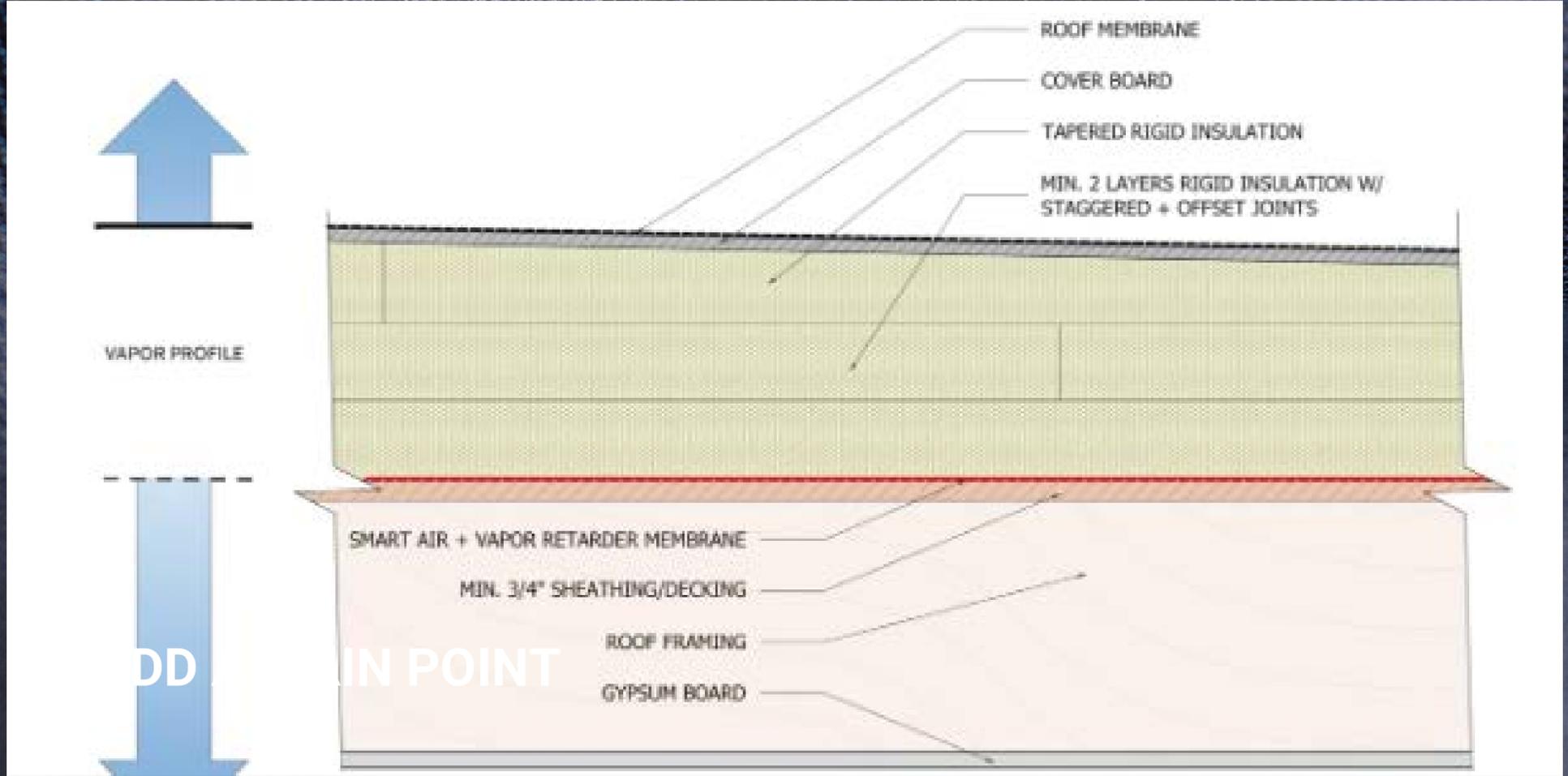
EPDM

EPDM is susceptible to damage from certain petroleum-based products, such as some adhesives and sealants, which can cause the membrane to swell or degrade over time.

While EPDM is generally durable against punctures, sharp objects and heavy foot traffic can still cause damage if not properly protected. Furthermore, while black EPDM offers good UV resistance, it absorbs more heat than lighter-colored options, potentially increasing cooling costs in warmer climates.

Additionally, EPDM tends to stretch over time due to temp changes and can lead to separations on curbs and parapit walls, accelerating breakdown.

What lies underneath



Maintenance

What to look for, how often and who to use.



Drains, punctures, ponding and tenting....

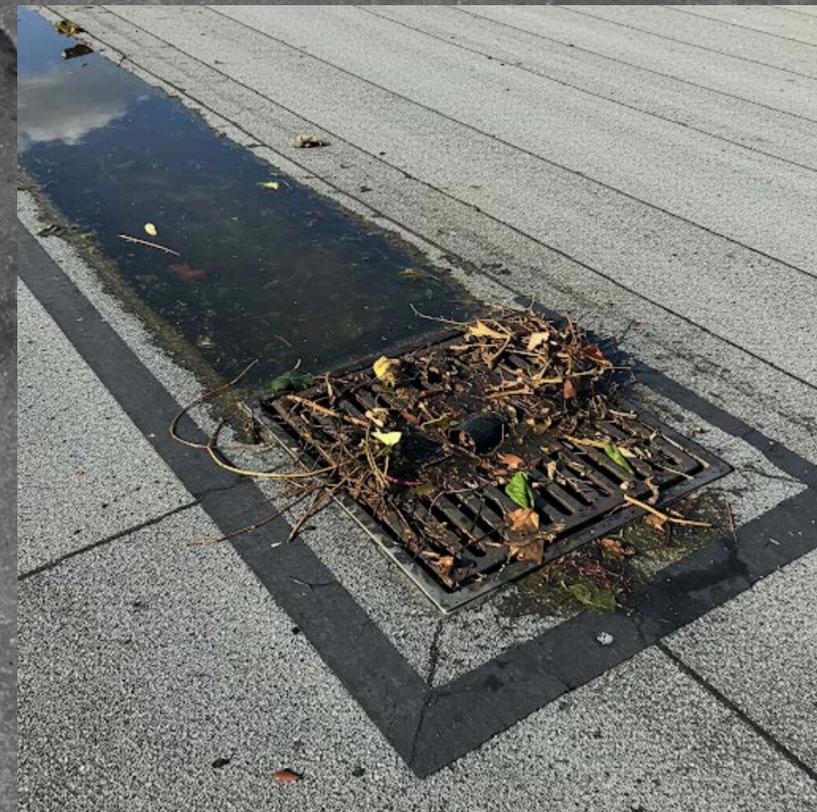
As these systems break down or begin to age, what can be done?

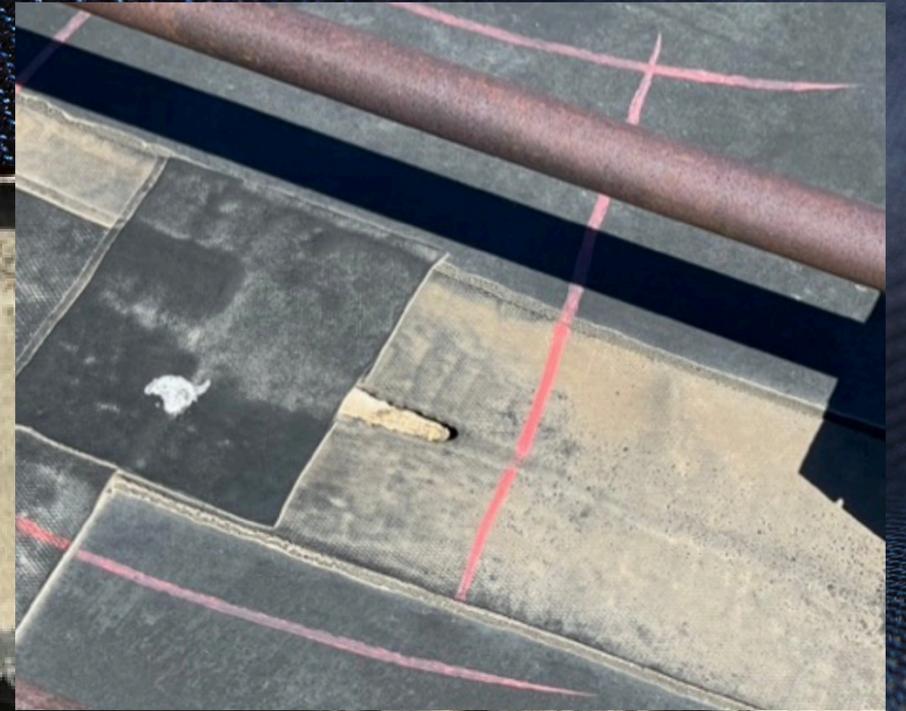


Drains ~

Clogged drains can cause a number of issues. First is the debris itself. Debris from trees, leaves will clog standing water, but it will also cause mildew, mold and accelerated breakdown of roofing materials.

Items like broken tree branches can also cause punctures when vendors are on the roof servicing equipment. Maintaining clear drains is paramount for roof health.





Punctures/Seperations

Flashing and Curbs



Ponding/ Tenting

Ponding happens and most manufactures have tolerences within their warranty for it. However, too much standing water over a certain period can damage that warranty.

Tenting can have damaging effects on roofing. The “pull” of seasons can cause tears and softening of membranes accelerating degredation.



Who to use?

Be sure they are qualified with the manufacture of the roof
when performing maintenance

~ Carlisle

~ Versico

~ Gaco



Insurance Exposure

Insurance is getting hard to find and very expensive. How to navigate that...

Ways to reduce premiums/exposure

1

WARRANTY

What is the warranty on that roof? Usually warranties expire prematurely if the roof does not have annual inspections. Are there repairs that can be made today to help honor that warranty?

2

COVERAGE

Is your buildings roof self insured? Is it time to have a look at updating or reviewing the coverage.

3

DEFERRED MAINT.

Let's say you had to replace that roof this year. Have you acquired proposals to see if your deductible is close to that replacement cost? If so, could a new roof reduce montly premiums



REPLACEMENT OPTIONS



Considerations



BUILDING ITSELF

How long is the managing company intending on keeping the building?
Would a 10 yr solution be sufficient?

ENVIRONMENT

Roofs in Colorado are going to have a different set of needs than one in AZ. Does this building experience high winds, heavy rain, significant hail?

OPTIONS THEMSELVES

Acquiring multiple bids with several solutions is strongly recommended. Have each vendor pull cores, run measurements. Then compare.

TIMELINE

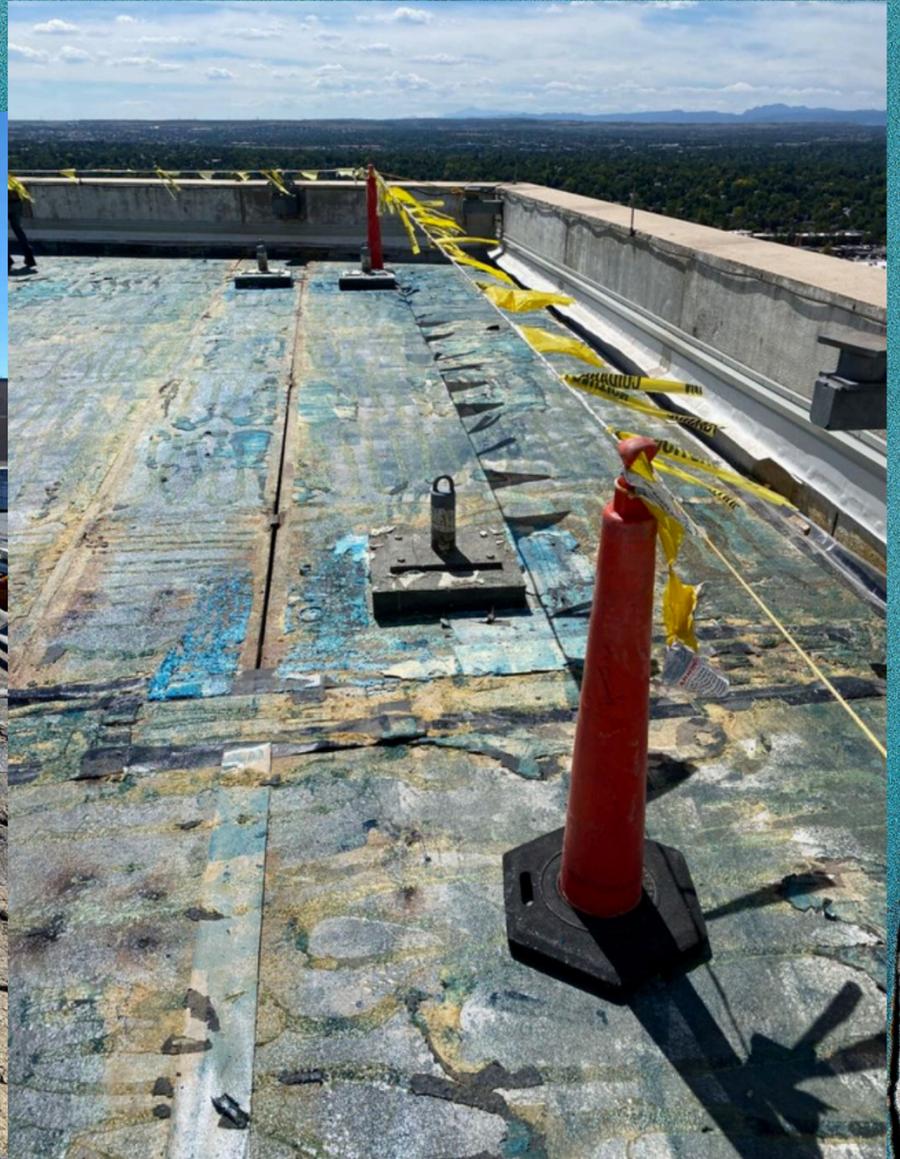
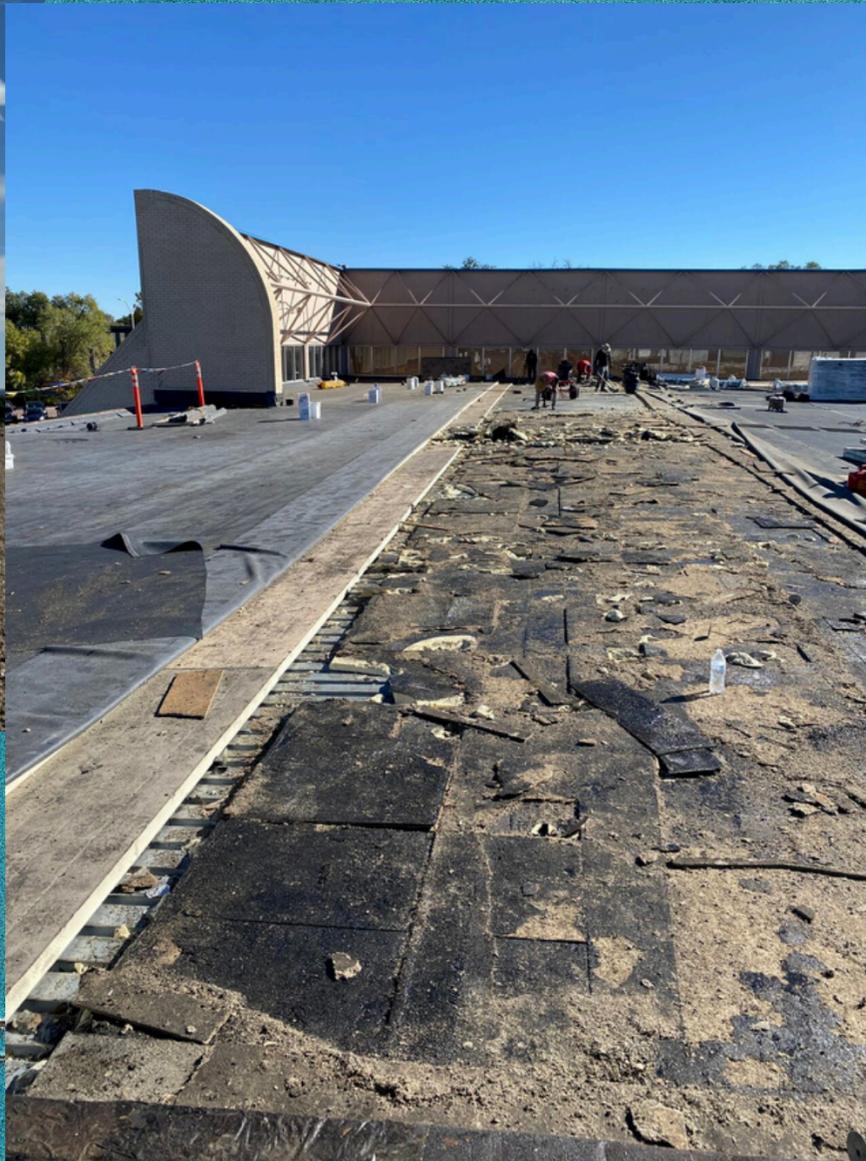
Depending on the time of year you may be able to position yourself to find lower costs in the late winter, early spring.

Once you receive those bids, then what?

- ~ Are the materials the same?
Not just the membrane but what's underneath it.
- ~ Do the square counts match?
- ~ Is the scope matching? Did one vendor include coping, pavers or flashing for curbs?



War Stories



Thank you!



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