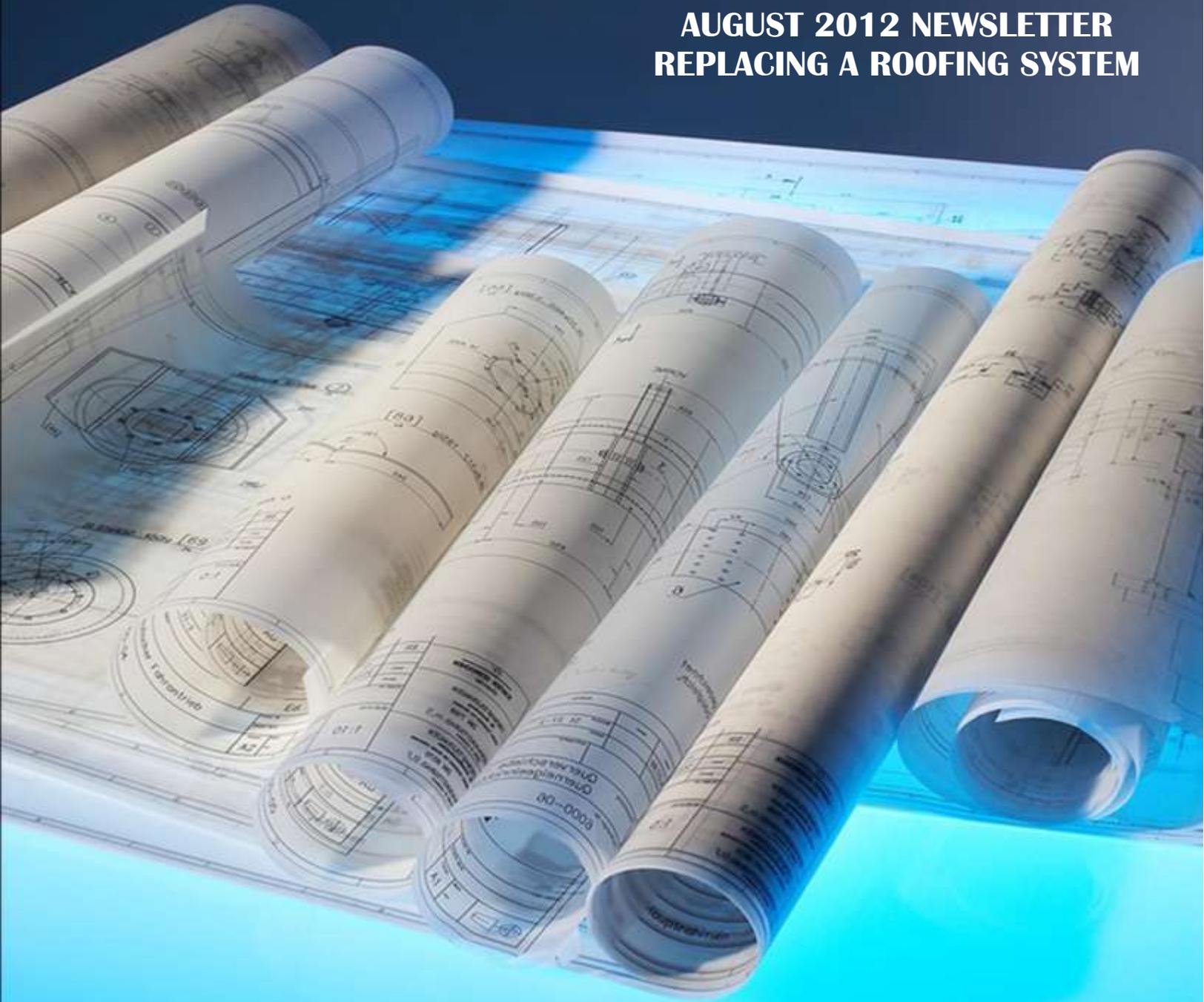


Scott D. Bonk & Associates, Inc.

Roofing and Waterproofing Consultants

Owner Agent Services

**AUGUST 2012 NEWSLETTER
REPLACING A ROOFING SYSTEM**



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REPLACING A ROOFING SYSTEM

OVERVIEW

Replacing a roofing system may be accomplished once or twice in most of our lifetimes because typically a roofing system will last for several decades. There are several items that must be considered prior to replacing the roofing system, whether it is for a commercial property, condominium, estate home, golf club, investment property, church organization, school, university or hotel. The cost, roof type, aesthetics and determining exactly how the process can be accomplished are all very important items that must be taken into consideration.

COSTS

The cost of the roof replacement must be considered for affordability. Costs will dictate the roofing system type, including colors for aesthetics. The type of building, height, degree of difficulty, access to the building and quantity of roof area will determine the cost. Material costs fluctuate along with availability, such as asphalt which is a major part of asphalt shingles and flat roofing components. Other roof components such as concrete or clay tile are more consistent in pricing, however demand affects pricing too. Metal components are widely used in the marketplace and the metal type may be affected daily, such as copper which fluctuates on a regular basis. Pricing for a roof replacement may contain caveats for increases.

ROOF TYPE

The roof type selected should be comparable in quality to the existing roofing system, providing good performance was obtained, and have substantial proven performance in the marketplace. The new product on the market isn't always the best choice even though the manufacturer boasts of a great warranty. There are very few roof component failures, however a selected few manufacturers have paid for their mistakes. Roof component failures are almost always the result of improper installation methods.

A sampling of decisions to be made for a roofing system type is as follows:

- Multi-ply Membrane Application and Quantity of Plies
- Roof Insulation and Resistance (R) Value
- Underlayment Type
- Metal Type
- Installation Method
- Fastening Methods
- Flashings
- Asphalt or Coal Tar Pitch and Type
- Shingle Color
- Metal Panel Type
- Metal Shakes
- Metal Tile
- Sheet Metal Flashings
- Color

TESTING INFORMATION

The question must be asked: Can the roof type that I selected be installed in my State and local area? Building codes require specific information about roofing systems and product information. The State of Florida requires an approval for each roofing component and roofing system installed in the State. Miami Dade County requires specific criteria for accepting any roofing product in their area and many other counties follow their requirements. Manufacturers can have their products tested to meet specific criteria and acceptance for installation based on the applicable Building Code.

AESTHETICS

The aesthetics of a completed roofing system must be presentable and acceptable, especially when the roofing system is visible from grade elevation. Typically roof tile, metal panels, metal shakes and shingles are visible for grade elevation and become a very important part of the aesthetics of a building. The profile of the selected roof component and color must be considered when choosing the roofing system to enhance the overall building design.

INSTALLATION METHODS

Building Codes typically require the installer to follow the manufacturer's requirements or installation methods, however installing roofing components for compliance with specific wind criteria may also be required. Negative pressures, moment of resistance and various other wind requirements may be required to be followed. The designer and specification writer should always include all requirements for the installation of the specific roofing system. Attachment of the roofing system becomes a part of the performance of the roofing system, to include various other items such as flashings. For example, a built-up roofing system or modified membrane roofing system requires base flashings at all vertical surfaces, a metal panel and metal tile or metal shake roofing system requires a specific metal flashing at vertical surfaces, and shingles require metal step flashings at all vertical surfaces. Building Codes vary with minimum acceptable flashings where an Industry Standard may require a different flashing design. The designer and specification writer must determine the minimum acceptable component and compare to the applicable Industry Standard. Typically the Building Code is a minimum requirement and is of less quality than the Standard.

Installation methods to include fastener type and frequency of spacing must be followed for wind requirement compliance. Flashing techniques are an integral part of the entire roofing system and must be properly fabricated and installed for performance. Most manufacturers include only their products for their installation requirement however many other items must also be considered that become a part of the overall performance of the roofing system such as parapet walls, vertical walls, penetrations, roof drainage components, mechanical equipment and windows.

THE PROCESS

Implementing the roof replacement process can be a very good experience. Really the process is dirty, filthy and dangerous, and a much needed service. Typically the existing roofing components are removed and a temporary roofing system or underlayment installed to keep the building dry. The workmen removing the existing roofing components are not always the workmen who install the new roofing system. Contractors vary with crews and may depend on demand. Once the existing roofing components are removed the permanent roofing system is installed. Some contractors have crews separated into roofing mechanics and sheet metal installers. Most roofing systems require sheet metal flashings as well as roofing components.

Protection of the existing building must be provided prior to proceeding with the roof removal process to include the building, grounds, foliage, trees, plantings, pavers and driveways. Emergency care must be thoroughly thought through in the event that unexpected water intrusion occurs so the damages can be kept to a minimum.

The contractor must thoroughly plan the approach of the roof replacement process prior to proceeding on the first day or roof removal.

CONCLUSION

Roof replacement can be a smooth process resulting in little or no damages. Costs can be determined by an experienced Consultant steeped in the roofing industry. Projects can be very complicated and compiling specifications, design, detailing and engineering for attachment is the job of a qualified consultant. Project oversight is a major part of any roof replacement project and implementing this service confirms installation requirements. Choosing your Consultant should be a task taken very seriously. A qualified Consultant must know and understand the applicable Building Code, manufacturer's requirements, industry standard, detailing, building type and how to design the entire project. The Consultant will know how to interact with the owner and contractor completing the team for the roof replacement project. The Consultant will guide you through the roof replacement process eliminating your concern about the project.

SCOTT D. BONK AND ASSOCIATES INC.

Scott D. Bonk and Associates Inc. has over thirty-five (35) years of experience in the roofing and waterproofing industry in all types of roofing systems. Completed projects extend from Sacramento, California to Paradise Island, Nassau, Bahamas. It will be our pleasure to meet with you to discuss your project and how we can help you. Contact our office at (239) 768-3654 or visit our website at www.scottbonk.com for more information about our professional services.

FOR MORE INFORMATION, CONTACT:

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and the service that you deserve."*