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– Bob Connors, Karnak Realty

SOUTHFIELD PROPERTIES

SUCCESSFULLY RESURFACING HYPALON®

Background: Located in Marlborough, MA the Southfield I and II buildings included a mechanically fastened single-ply on their two 64,000 sq. ft. roofs. The roof membrane known as Hypalon® or chemically as CSPE (chlorosulfinated polyethylene) was installed in 1982 at Southfield I and in 1984 at Southfield II.

Challenge Presented: After approximately 20 years of weathering, Bob Connors of Karnak Realty decided to investigate their options to replace or restore the aged membrane. Originally a 45 mil sheet, sample cuts from the Hypalon® sheet averaged .034 and .032 respectively. This thinning eventually leads to a capillarity problem once pinholes are of sufficient thickness to reach the reinforcing scrim. The fabric wicks moisture, which in turn is deposited into the insulation boards via the fastening point.

Issues Identified: Oftentimes, such roofs do not leak excessively into the building but build damaging moisture within the roof assembly. As a low perm coating is needed to handle ponding water in low slope roofing environments, it is necessary to evaluate the

roof assembly prior to consideration of a resurfacing effort. Thermal imaging was conducted to confirm that the fasteners and insulation boards were in good condition, and the project was then reviewed on a cost/value basis. Working closely with Ray Pike, Truco’s regional sales representative, the owner contacted Steve Elliott of Roof Works to present a specification using Truco’s thermoplastic rubber coatings.

Product Identified: The FM-approved system was installed in July of 2003 with minimal disruption to the occupants. To satisfy local environmental concerns, a catch basin was installed at the storm sewer to redirect run off from the surface preparation effort. Using water at low pressure, dirt, chalk and algae was removed from the membrane. This residue was collected at the catch basin and redirected to the municipal water treatment facility. The roof was then allowed to dry thoroughly prior to the application of two field coats of Truco’s Energy Star rated white rubber coatings.

Outcome: A ten year warranty was issued upon determining the membranes current thickness now exceed-

ed 50 mils, or 5 mils more than the membranes thicknesses in 1982 and 1984. With over 15 years of successfully restoring Hypalon® membranes, Truco encourages building owners to consider this option prior to replacement of CSPE, EPDM, or other non-plasticized single-ply membranes.

Testimonial: “We wanted a solution to the weathering of our roof membrane from a credible manufacturer. Truco’s expertise provided a professional approach to the design issues associated with Hypalon® membranes and allowed us to avoid a costly roof replacement. We enjoyed the benefits of a meticulous contractor working with a time proven product.” Bob Connors, Karnak Realty.