



The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



Riverside Condominium Association

Roof Replacement

PROJECT LOCATION

Cranford, NJ

BUILDING TYPE

Condominium Association

PROJECT VALUE

\$210,000

2

This project included the complete removal and replacement of the existing low-slope modified bitumen roof system. There were improper flashing conditions at roof perimeter and penetrations that led to water infiltration into the units below.

The roof itself also had insufficient slope which created ponding water conditions that expedited the deterioration of the existing roof. A felt-backed PVC membrane with full tapered insulation system was specified for the new roof assembly. Proper roof slope would be provided by the tapered insulation and the PVC membrane provides excellent durability & performance.

Due to the complexity in installing a full tapered insulation system, Falcon specified the use of a torch applied modified bitumen membrane which was installed directly to the concrete roof deck. This membrane acted as a temporary roof allowing the roofer to easily phase the work and speed up production. The felt-backed version of the PVC membrane was also used to provide greater puncture resistance and allow the membrane to be adhered in a 2-part urethane adhesive which can be used in colder temperatures and allow the work to continue into the winter.

The perimeter roof edge condition was especially challenging as it intersected the metal mansard roofing which was not in the contract. Falcon worked with the contractor to come up with a flashing detail that allowed the new roof to be properly terminated without having to disturb the existing mansard roofing.

Falcon provided professional services throughout the entire course of this project (design, bidding, and construction administration). This project was straight forward with minimal changes during construction as the result of unforeseen conditions.

The project was completed under budget and on time. The Client was provided a new roof system that addressed all the previous roof leaks and has a 20-year manufacturer's warranty to cover the materials and workmanship.

3



Before



During



After