Photo documentation of the Low Slope Roof Replacement Scope of Work at Saint Paul School

The repair directive and goal were to STOP all existing active leaks to prevent further water damages to the building structure whilst minimizing construction cost. Due to the current commodities situation, the repair roof systems were selected based on immediate availability. Two separate roof systems were installed over the original roofs.

1. Polyglass One-Ply SBS (Elastomeric) Roof system at roofs 4, 5, 8, 9, 10, & 11:
   - Clean, selective removal of top membrane, and prep work,
   - Prep work include removal and replacement of deteriorated wood roof substrate as needed,
   - Installation of the ¼" thick asphalt recovery board (Polyboard E), via mechanically fastened,
   - Reinstall existing metal flashing and/or install new .04 bronze aluminum roof edge flashing with galvanized cleat,
   - Apply primer, (Polytack High-tack contact adhesive),
   - Install single ply, self-adhered SBS roof membrane as per manufacturer's recommendations.

2. Firestone Low Slope Fire Retardant RubberGard EPDM Roof system at roof 6:
   - Clean and selective removal of loose membrane including miscellaneous removal of remnants of dens-decking,
   - Prep work includes the installation of ½" CDX plywood, mechanically fastened,
   - Install new .04 bronze aluminum roof edge flashing with galvanized cleat,
   - Apply primer, bonding adhesives, and splice tape,
   - Install single EPDM roof membrane to match existing.

General overview of existing roof conditions

Roof 4

Existing roof conditions

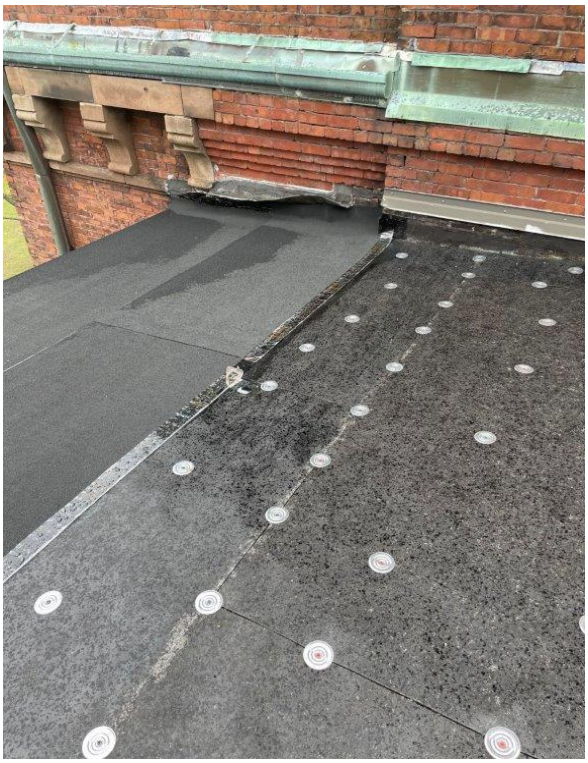
Polyglass One-Ply Roof System Components, (SBS Elastomeric roof membrane over asphalt coverboard)

Roof 4

Post Construction: Approximately 1,630 square feet

Roof 5

Existing roof conditions



Typical Polyglass Single Ply SBS Elastomeric Roof System Components

Roof 5

Post Construction: Approximately 1,645 square feet

Roof 6

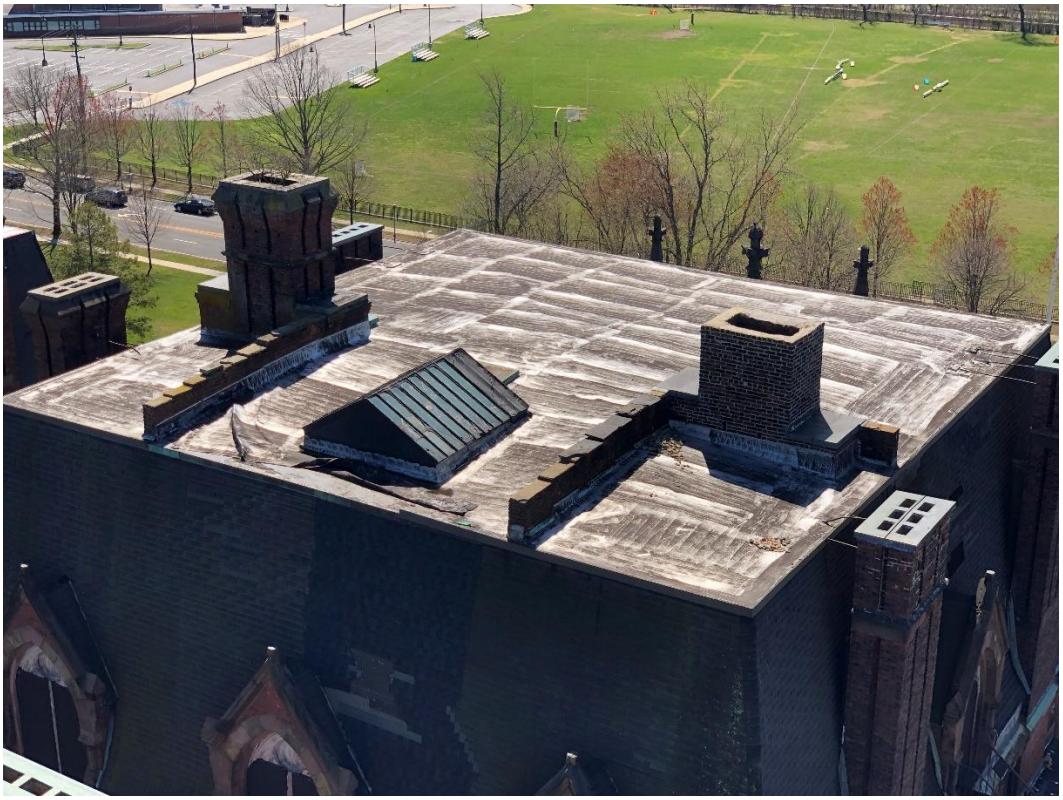
Existing EPDM roof conditions

Roof 6

New ½" CDX plywood mechanically fastened

Post Construction: Approximately 900 square feet of EPDM Roofing

Roof 8

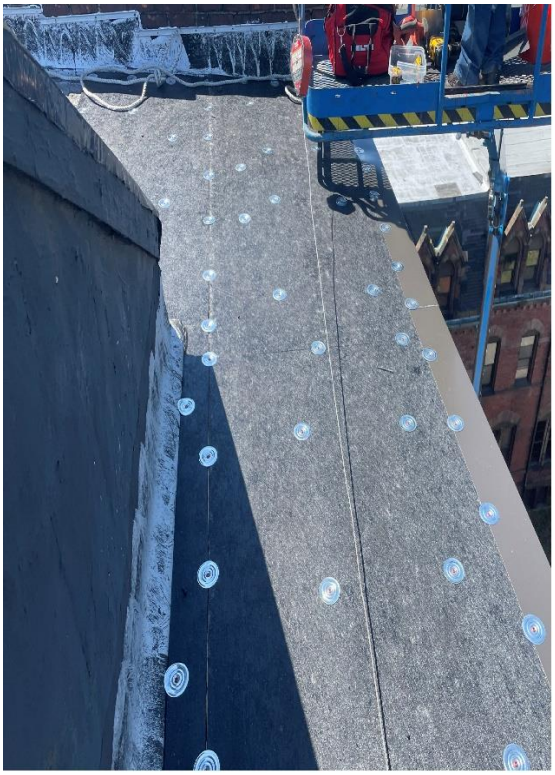


Existing roof conditions

Existing roof conditions, (crack skylight lites)

Roof 8

Roof deck patching with plywood



Coverboard & new aluminum edge flashing

Waterproof existing skylight with membrane

Roof 8

Post Construction: Approximately 540 square feet

Roof 9

Existing roof conditions

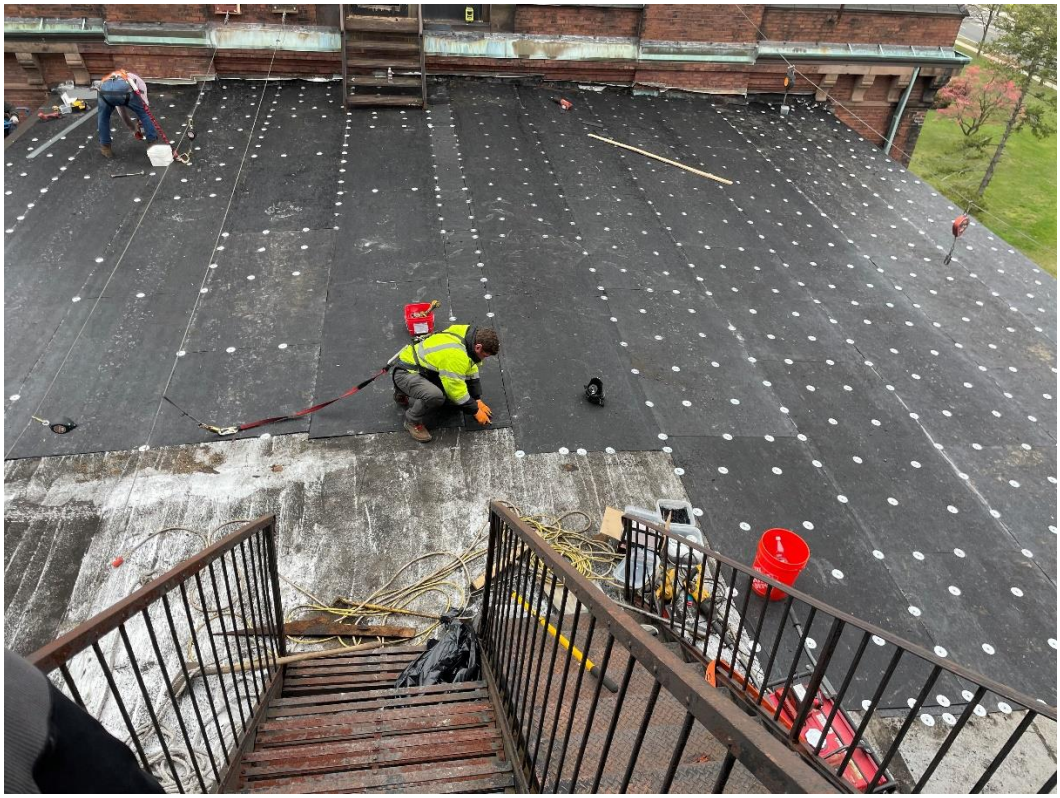
Roof 9

Existing roof opening

Roof Deck Patching (Northeast section)

Roof 9

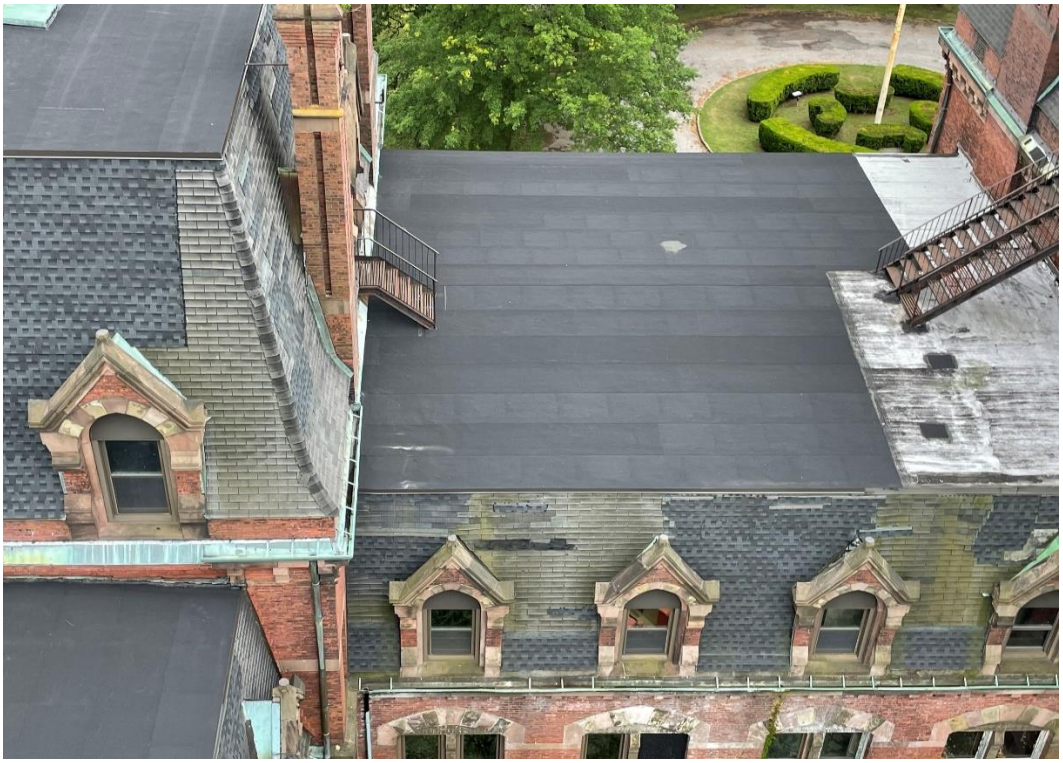
Roof deck patching (Southeast Section)



Installation of asphalt coverboard

Roof 9

Installation of single ply, self-adhered SBS roof membrane



Post Construction: Approximately 1,700 square feet

Roof 10

Existing roof conditions

Existing mansard roof conditions, North elevation

Roof 10 North Mansard

Deteriorated wood structural membrane, (rafters and header beams)

Selective mansard roof demolition

Roof 10 North Mansard

Selective mansard removal and temporary shoring

New wood double 2 x 8 rafters & header beam

Roof 10 North Mansard

New ¾” CDX plywood sheathing

Roof 10 North Mansard

Installation of asphalt saturated felt

Installation of GAF Timberline HDZ shingles, charcoal color

Roof 10

Installation of asphalt coverboard and aluminum edge flashing

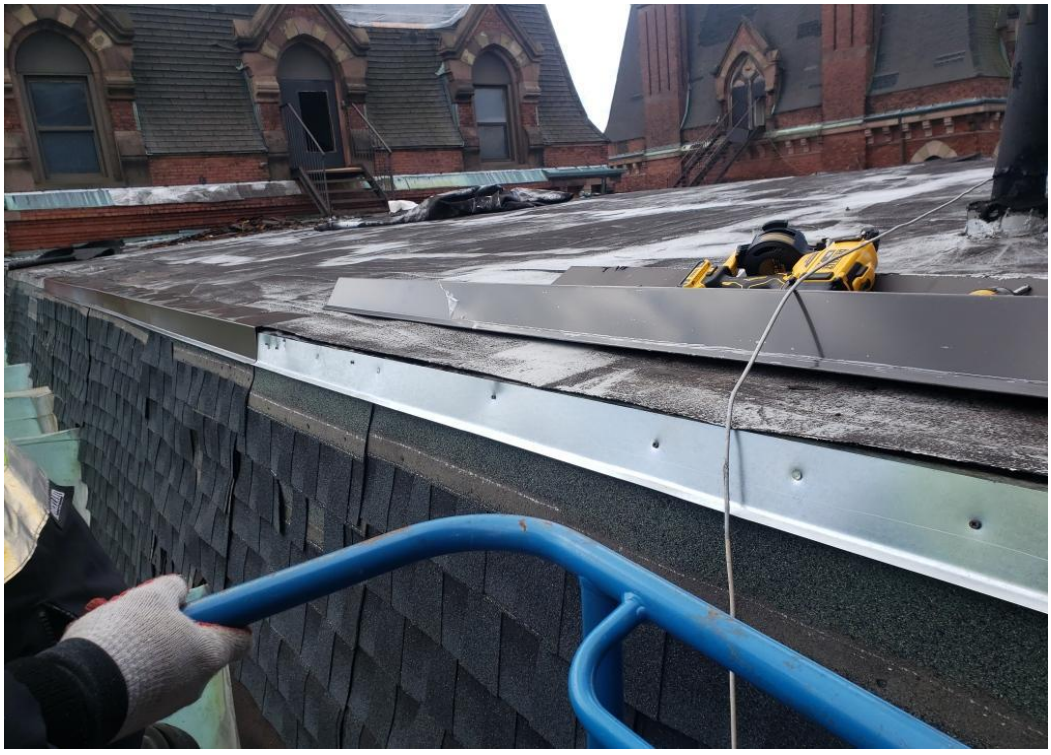
Post Construction: Approximately 2,052 square feet

Roof 11

Existing roof conditions

Roof 11

Installation of asphalt coverboard and aluminum edge flashing



Typical Aluminum Edge Flashing with Cleat

Roof 11

Post Construction: Approximately 1,320 square feet