

W E T H E R H O L T A N D A S S O C I A T E S , I N C .

FIELD REPORT – CARILLON POINT BUILDING 4000 – FIELD REPORT

Report Number: 6

Project No. 10-030608K1

Inspection Date: June 27, 2016

Carillon Properties

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Kirkland, Washington 98033

Job Address:

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Weather: Mostly Cloudy

Temp.: ~65°F

Contractor: SR Building Services & Architectural S.M.

Foreman: Gabe Corro (SR Building Services)

Approximate No. of Workers On-Site: 8

Contact with: Gabe Corro (SR Building Services)

New Roof Assembly:

- Existing LWIC – inspect and repair as necessary.
- Inverted Malarkey #502 granulated capsheet fastened with OMG CR (Zono-Tite) 1.7” basesheet fasteners at 9” o.c. in the laps and 3 rows at 12” o.c. in the field, staggered. Corners and perimeters enhanced.
- Torch applied Paradiene 20 TG.
- Torch applied Paradiene 30 TG.
- Baseflashings to include Paradiene 20 SA (self-adhered) and Paradiene 40 FR TG (torch applied)

Foreword:

This writer was on site to attend the weekly progress meeting and to review the ongoing installation of the roof assembly through the mid ply at the northeast area of the main roof. The following roofing related observations were made:

Signed: Micah Indra, Field Inspector

Sent: June 30, 2016

Reviewed by: Pravat Sripranaratanakul, Field Engineer

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Observations:

6.1 Overview photo of the southwest roof area where the roof assembly has been installed through the mid ply. Photo was taken at this writer's arrival and depicts progress since the last site visit.



6.2 Overview photo of the northeast roof area as viewed from the east. Photo was taken at this writer's arrival on site and depicts the removal of the existing roof assembly to the lightweight concrete, as well as installation of the base and mid plies.



6.3 The existing roof assembly is removed, exposing the existing lightweight concrete substrate. Zono-Patch is mixed as necessary and utilized to fill voids prior to placement of the basesheet.



Observations Continued:

6.4 A hammer is utilized to pound flat any remaining fasteners and the remaining debris is swept off prior to placement of the basesheet.



6.5 Malarkey #502 granulated capsheet is installed, inverted, over the lightweight concrete, secured with Zono-Tite fasteners. In the field, the fasteners are installed spaced approximately 9-inches on center at the laps with 3 rows at 12-inches on center in the field of the sheet. At the perimeters, the fasteners are installed spaced approximately 6-inches on center at the laps with 4 rows at 9-inches on center in the field of the sheet. At the corners, the fasteners are installed with 6 rows of fasteners spaced approximately 6-inches on center.



6.6 At the base of the penthouse walls and at the perimeter curbs, TA-119 primer is roller applied to the cant strip and curb and is allowed to tack off.



Observations Continued:

6.7 The polyolefin release film is removed from the underside of Paradiene 20 SA and the sheet is adhered to the cant strip and curb. At the perimeter curbs, the sheet laps up and over, terminating on the outer face. The baseflashing is pressed in by hand to promote adhesion to the substrate and at the laps.



6.8 Siplast Paradiene 20 TG is rolled out utilizing a shepherd's crook and torch applied over the basesheet. Adjacent to the perimeter the field sheet laps up onto the curb, where the baseflashing was previously installed, terminating at the top of the cant. The laps are pressed in by trowel to promote adhesion. A gas leaf blower was utilized to remove debris from the basesheet, prior to installation of the mid ply.



6.9 At the roof drains lead flashings are formed to fit for later installation. The flashings are formed with a rubber mallet to fit the contours of the drain bowls. The clamping rings are installed over the leads to maintain a watertight assembly. It was indicated that the leads would be primed and set in a continuous bed of roof cement prior to installation of the capsheet.



Observations Continued:

6.10 At the end of the day the installed roof assembly is made temporarily weathertight with Siplast PA-1021 Plastic Roof Cement. The plastic cement is applied at the base of the penthouse walls and perimeter curb.



6.11 Overview photo of the northeast roof area as viewed from the east. Photo was taken at this writer's departure and depicts progress. It was indicated that the roof would be made temporarily weathertight by the end of the day.



Ongoing Problem Items and Solutions:

5.13 Wrinkles were observed in the interply sheet of Paradiene 20 TG. As discussed over the phone with Brad Viles (Siplast) the wrinkles should be sliced and patched according to manufacturers guidelines.



5/16/16 Problems/Solutions:

1.6 EIFS on Penthouse Walls: There is existing damage and penetrations to the EIFS on the penthouse walls. A few locations were photographed during the site visit. SR Bldg Services should document all damage prior to work. It is suggested that Carillon Properties repair damaged areas, and areas with penetrations, to help prevent water infiltration.



1.7 Soil stack at south end of penthouse is bent over. There appears to be an extension that is not connected to the main pipe. SR Bldg Services to provide new extension that extends 8 inches minimum above new roof surface, and is solidly secured.



1.8 Short conduit penetrations with flexible conduit above, are present at the north and south ends of the penthouse. These penetrations should be detailed with Parapro, and an EPDM boot at the top edge secured with band clamps that extends onto the flexible conduit above the connection point.



1.9 Low Skylight: The large, older, skylight at the west side of the penthouse has sheet metal counterflashing that extends under the skylight frame preventing the new roof membrane from extending minimum 8 inches vertically. As discussed, cut the existing skylight approximately halfway up the width to allow the roof membrane to extend vertically 8 inches. New sheet metal flashing to be inserted up under the existing flashing and riveted to existing flashing.

Update Rep #5, 6/20/16: The new roof membrane was tucked under the existing flashing and appears to be extended 8 inches off the finished roof surface. It appears the existing metal can be left and new skirt flashing metal installed under the existing metal, without cutting the existing metal.



1.10 Existing Fan Curbs: Two newer fan curbs are installed on the roof, that appear to have flanges that are tight to the existing roofing. SR to review options to reduce the width of the roofing at the top of the curb, or install sheet metal to tuck under the flange of the unit.

Update Rep #5, 6/20/16: The existing curbs are metal. SR plans to install new sheet metal under the existing flange. Screws will need to be removed and reinstalled.



-End Report-