

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: 5

Project No. 10-030608K1

Inspection Date: June 20, 2016

Carillon Properties

3240 Carillon Point
Kirkland, Washington 98033

Job Address:

4000 Carillon Point
Kirkland, Washington

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Attn: Kurt Miller (Carillon Properties)

Phone: 425-864-6079

Email: kurt@carillonprop.com

Contacts:

Sue Gemmill (Carillon Prop)

Phone: 425-864-5541

Email: sue@carillonprop.com

Tom Shannon (SR Bldg Services)

Phone: 425-754-6383

Email: toms@srblldgservices.com

Mike Campbell (SR Bldg Services)

Phone: 425-330-1302

Email: michaelc@srblldgservices.com

Lance Davenport (SR Bldg Services)

Phone: 206-450-9751

Email: lanced@srblldgservices.com

Nick Pederson (Architectural SM)

Phone: 253-377-7330

Email: nickp@architecturalsheetmetal.com

Brad Viles (Siplast)

Phone: 425-391-6893

Email: usbvi@icopal.com

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:

Don Davis was on site in the morning for a weekly meeting with Mike Campbell and Kurt Miller. Michael Groome was on site in the afternoon to review the installation of the roof assembly at the southwest area of the Main Roof. The following roofing related observations were made from both site visits:

Signed: Michael Groome, Field Inspector

Sent: June 27, 2016

Reviewed by: Don Davis, Senior Field Engineer

P.O. Box 816
13104 N.E. 85th Street
Kirkland, WA 98083

Phone: 425-822-8397

Fax: 425-822-7595

Observations:

5.1 The existing lightweight concrete substrate was being patched with Zono-Patch where divots were present from removal of existing fasteners.



5.2 Where existing fasteners were partially left in the lightweight concrete, workers used hammers to recess the top of the fasteners below the surface of the substrate. It was indicated that this procedure had been performed at all roof areas prior to installing the inverted capsheet.



5.3 The existing roof assembly was removed to the lightweight concrete and Malarkey #502 granulated capsheet is installed, inverted, secured with Zono-Tite fasteners. At the perimeters, the fasteners are installed spaced approximately 6-inches on center at the laps with 3 rows at 9-inches on center in the field of the sheet.



5.4 Siplast Paradiene 20 TG is rolled out utilizing a shepherd's crook and torch applied over the basesheet. The laps are pressed in by trowel to promote adhesion



5.5 At the base of the penthouse walls, TA-119 primer is roller applied to the cant strip and is allowed to tack off. The polyolefin release film is removed from the underside of Paradiene 20 SA and the sheet is adhered to the cant strip and wall. The baseflashing is pressed in by hand to promote adhesion to the substrate and at the laps.



5.6 At the base of the penthouse walls, Paradiene 20 TG is installed torch applied lapping up onto the adjacent basesheet. The laps of the baseflashing are pressed by hand, and/or trowel to promote adhesion between the laps.



5.7 Where the roof assembly is installed through the interply, the clamping rings are set into place and the bolts are fastened into the drain bowl to secure the ring.



5.8 At the perimeter, TA-119 primer is roller applied to the cant strip and wood nailer and allowed to tack off. Paradiene 20 SA is installed. The polyolefin release film is removed and the baseflashing is adhered to the perimeter curb.



5.9 At the roof perimeter, Paradiene 20 TG is installed torch applied lapping up onto the adjacent baseflashing.



5.10 At the outside corners, footballs are torch applied as part of the detailing process of the installed interply.



5.11 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 as well as where the new roof assembly laps onto the adjacent existing roof assembly.



5.12 Overview photos of the southwest area of the Main Roof where the roof assembly is installed through the interply. Photos were taken at the end of the day and depict progress.



New 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-