

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: 11

Project No. 10-030608K1

Inspection Date: July 18, 2016

Carillon Properties

3240 Carillon Point
Kirkland, Washington 98033

Job Address:

4000 Carillon Point
Kirkland, Washington

Page: 1 of 6

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: Overcast

Temp.: ~68°F

Contractor: SR Building Services & Architectural S.M.

Foreman: Gabe Corro (SR Building Services), Dustin (ASM)

Approximate No. of Workers On-Site: 0 (SR), 2 (ASM)

Contact with: Dustin (ASM)

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 review the ongoing installation of the sheet metal coping and related components along the perimeter of the roof. The following roofing related observations were made:

Signed: Micah Indra, Field Inspector

Sent: July 20, 2016

Reviewed by: Don Davis, Sr. Field Engineer

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

Phone: 425-822-8397

Fax: 425-822-7595

Observations:

11.1 The continuous sheet metal L-clip is installed on the step down of the outer curb and along the top of the curb. A hammer drill is utilized to drill the clip and concrete and concrete fasteners are installed, securing the clip, spaced approximately 24-inches on center. A separate L-metal clip is installed at the top outside corner of the parapet to secure the coping metal.



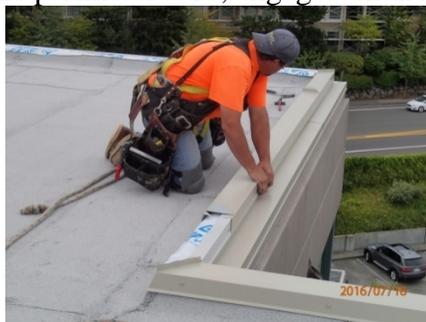
11.2 The sheet metal standing seam coping is cut and bent in the field as necessary prior to installation.



11.3 DOW Corning 795 Sealant is applied at the laps of the standing seam sheet metal coping.

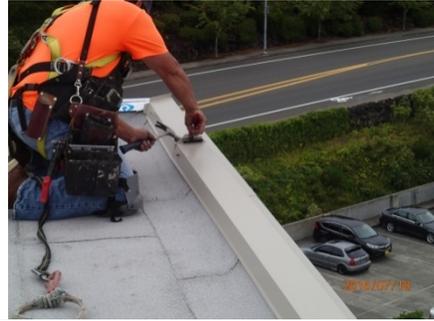


11.4 The coping is installed on the perimeter curb, engaged on the continuous clip.



Observations Continued:

11.5 The standing seams are folded over with a hammer and tongs.



11.6 DOW Corning 795 sealant is applied at the corners of the installed coping and at the standing seams. The sealant is tooled by hand as necessary.



11.7 Photos depict installed condition of the standing seam sheet metal coping along the perimeter of the roof. The coping is secured with gasketed fasteners spaced approximately 24-inches on center along the interior face.



11.8 The fully soldered stainless steel saddle flashings have been fabricated and are on site for installation where eyebrow roofs tie-in to the rising wall.



Problems and Solutions:

10.12 At the west side of the screen wall, the collar around the cow's tongue has become unsecured from the wall. The collar should be re-secured and new sealant applied around the collar if necessary. *This does not appear to be a roofing related item.*



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.

Rep #10, 7/14/16 Update: Parapro installed around conduit. EPDM boot to be installed at top edge.

Update Rep #11, 07/18/16: Parapro has been installed around the base of the conduit penetrations with an EPDM boot secured with a stainless steel band clamp. Sealant has been applied along the top termination of the EPDM boot and band clamp. **Item Resolved.**



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.



5/16/16 Problems/Solutions:

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.

Update 07/12/16 Report #9: The As discussed with Dustin (ASM), the existing sheet metal flashing around the base of the roof top mechanical fan units does not have enough space to tuck the new counterflashing under. It is suggested that the unit be removed, the installed capsheet baseflashing is terminated approximately 8-inches above the deck and the remainder above is removed. Liquid applied flashing (depicted in red) can then be installed from the top of the curb and lap down onto the baseflashing and the unit can be reinstalled and properly secured to the curb. *A sketch is attached for reference.*

Update Rep #11, 07/18/16: The curbs of the roof top mechanical units have been detailed with Parapro liquid applied flashing as described above. **Item Resolved.**



-End Report-