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OIRCA

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Enclosed with this issue of *Ontario Roofing News* is a copy of the 2006 OIRCA Membership Directory.

president's message

Environmental Issues

By RANDY WALDEN, President, OIRCA

The construction industry seems to be going through a bit of a metamorphosis as it relates to construction practices and the environment. Roofing is not exempt from this movement.

Green roofing, of course, has certainly been at the forefront of this initiative. Sharing the spotlight

coming aware of the fact that these systems have the ability to turn roof liabilities into energy producing assets. When one considers the unlimited availability of flat industrial roofs worldwide, the potential to reduce dependency on energy produced from fossil fuels is staggering.

- **Rooftop storm water retention:** Storing wa-

project profile





Nightmare On Yonge Street

F For anyone that has flown into Toronto's Pearson International Airport, the great expanse of large, vast flat roofs is quite overwhelming. So it is reasonable to assume that most of us envision roofing or re-roofing flat industrial/commercial buildings as a relatively straightforward and simple operation.

Well just take a look at the photos that accompany this article! There are many smaller buildings in this great metropolis we have come to call the GTA. The prospect of re-roofing many of these buildings can prove quite challenging for the roofing contractor.

A good example of such a re-

roofing project is the nightmare that OIRCA member, Dean-Chandler Roofing Ltd. faced when they were provided the opportunity to bid on 7 Dundas Square, a building located at one the busiest intersections in all of Canada.

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The corner of Yonge and Dundas Streets, in Toronto, is considered by most Torontonians as the centre of the city, if not the centre of the universe. It is an intersection that has undergone considerable development over the

years, including the massive development known as the Eaton Centre that was built over 20 years ago and culminating in the recent crea-

NIGHTMARE ON YONGE STREET

ing that represents that era.

Now getting back to those billboards, can you possibly believe that the maze of structural supports built over this roof are there

for the sole purpose of supporting those massive beacons of advertising? Clearly the roofing system on this building has not been

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a priority.

The Existing Roofing System

Milford Realty Inc., owner of the building, contracted with Dean-Chandler to completely remove the existing roofing system or roofing systems, and install a new modified bitumen system. The wood structural roof deck had three systems to be removed prior to the application of the new system. Four-and-one-half-inches thick it was comprised of a four-ply built-up roofing system (BUR) over one-inch fibreboard, a one-inch thick layer of asphalt restaurant and a two-ply modified bitumen system over one-inch fibreboard.

Roof Tearoff

Removal of the existing 7000 sq. foot roofing system and disposal of the debris proved to be a challenge for the roofing contractor. Setting up re-roofing projects in the downtown core is always a problem usually resulting in access to a small al-

leyway for debris removal, delivery of materials and equipment and vehicle storage.

For Dean-Chandler all deliveries had to be received before 6 a.m. and garbage needed to be stockpiled on the roof until after hours when it could be lowered to the ground for removal. The overhead roofers hoist was mounted on a platform that lay overtop the steel billboard structure.

Gas powered quick-cut saws were used to cut-up sections of the old roof. A plywood ramp-way was constructed on top of the steel structure to allow for wheel barrows to carry the garbage to the hoisting area.

As you can see from the pictures, the roof has a number of HVAC units. These typically need to be raised so that their curbs may be flashed with membrane flashing and metal counter flashings. In an attempt to simplify this re-roofing process and any future re-roofing required, Dean-Chandler came up with the brainwave of lifting both small and large units up off their



curbs and resetting them onto the billboard steel structure. A structural

engineer first had to determine that the steel could structurally support the weight of the units. Along with the HVAC equipment, all gas lines had to be raised and connected to the steel structure as well.

The New Roofing System

Dean-Chandler recommended a new two-ply modified bitumen roofing system, realizing that other systems such as BUR would pose equipment and material handling problems with such a constricted site and roof.

They first installed one-quarter-inch plywood deck sheathing to provide a smooth, clean substrate for the new system. The sheathing was primed and a self-adhering peel and stick vapour barrier was then applied. Next, one-and-one-half-inch polyiso roof insulation covered with one-quarter-inch

torch safe board was mechanically fastened through to the deck.

The membrane system consisted of a peel and stick base sheet followed by a granular surfaced cap sheet that was torch applied to the base. Anticipating heavy foot traffic over this roof for billboard and other roof top maintenance, the roofing contractor installed a walkway system around the entire perimeter of the roof.

The re-roofing project was scheduled to begin this past fall but was delayed until mid-December posing the additional demands associated with re-roofing during the winter months. The saving grace for Dean-Chandler was a very mild winter that allowed the work to be completed in just over six weeks.

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Final Thoughts

The modified bitumen re-cover system that was torn off as a part of this project had been installed roughly four years ago when the billboard structural steel was installed. That roof leaked from day one and necessitated bringing in a roofing contractor for a complete tearoff and re-roof. Had the structural steel contractor who provided the roofer for that job hired a skilled and experienced roofing contractor such as Dean-Chandler, the owner

would not have had to pay for a new roof so soon.

Re-roofing is an expensive proposition for a building owner. Whether you have one of those big uncomplicated roofs you see when flying into Pearson or a dirty little complicated one in downtown Toronto, it is in your best interest as a building owner to do your homework and find a qualified roofing contractor such as the OIRCA member profiled in this article.