

ADVANCED EXTERIORS, INC.

Colorado Management & Realty Re-Roof – Ludowici Salvage
TPO & Sienna



Application Details

- ▣ Company Name: Advanced Exteriors, Inc.
- ▣ Name of Project: Colorado Management & Realty Re-Roof – Ludowici Salvage TPO & Sienna
- ▣ Category: Under \$100,000
- ▣ Start Date: April 6th, 2013
- ▣ End Date: April 10th, 2013
- ▣ Material Manufacturers Used: GAF (steep and low-slope systems)
- ▣ Distributors or Suppliers Used: Shake & Shingle Supply
- ▣ Project Manager: Blake Lott
- ▣ Foreman for the Project: Kyle Anderson

1406 Elizabeth Street Denver



- ▣ Remove and salvage Ludowici clay tile roofing and tearoff EPDM and asphalt shingles
- ▣ Utilize roofing elevator to salvage and load materials on 3-story roof
- ▣ Installation of 7/16" OSB over spaced sheathing and 1/2" fiberboard over low slope patio
- ▣ Installation of ice & water barrier and Feltex Synthetic underlayment
- ▣ Installation of GAF Sienna (asbestos-style diamond-shape) asphalt shingles
- ▣ Installation of GAF Everguard 60-mil TPO and accessories on low-slope areas and patio
- ▣ Fabrication of custom flashings around brick chimneys and sidewalls
- ▣ Removal of structurally-framed outcropping section of roof over 3-story drop

Safety Considerations



- ❑ Roof elevator only access for materials to 3-story eaves
- ❑ Great care taken in protecting property and decks.
- ❑ Parking lot was the only access point for material and tearoff staging; all parking spaces had to be blocked off and monitored.
- ❑ The sidewalk and street were permitted to be officially barricaded and had to be monitored to protect the public and secure jobsite materials.
- ❑ Complete fall protection necessary for all workers at all times.

Unique Job Conditions



- ❑ City and County of Denver Revocable Street Occupancy Permits, coordination with barricade company, blocking off and monitoring of resident parking lot, sidewalk and street caused additional expense, supervision and delay.
- ❑ Salvaging clay tile and coordination with salvage company caused delay and complication.
- ❑ Access to the building was extremely limited: 3-story roof elevator was the only means of material loading and exterior fire escapes w/ladders was the only worker access to roof.
- ❑ Coordination of multiple substrates and roofing systems complicated by custom flashing details and structural railing penetrations around rooftop patio.
- ❑ Job had to be done in small stages to maintain waterproofing for residents throughout project.
- ❑ Residents constantly interfering with workers and disregarding barricades created for public safety and liability concerns in addition to increased supervision requirements.

Warranty Requirements

GAF 50 Year Warranty



Before

After



Before



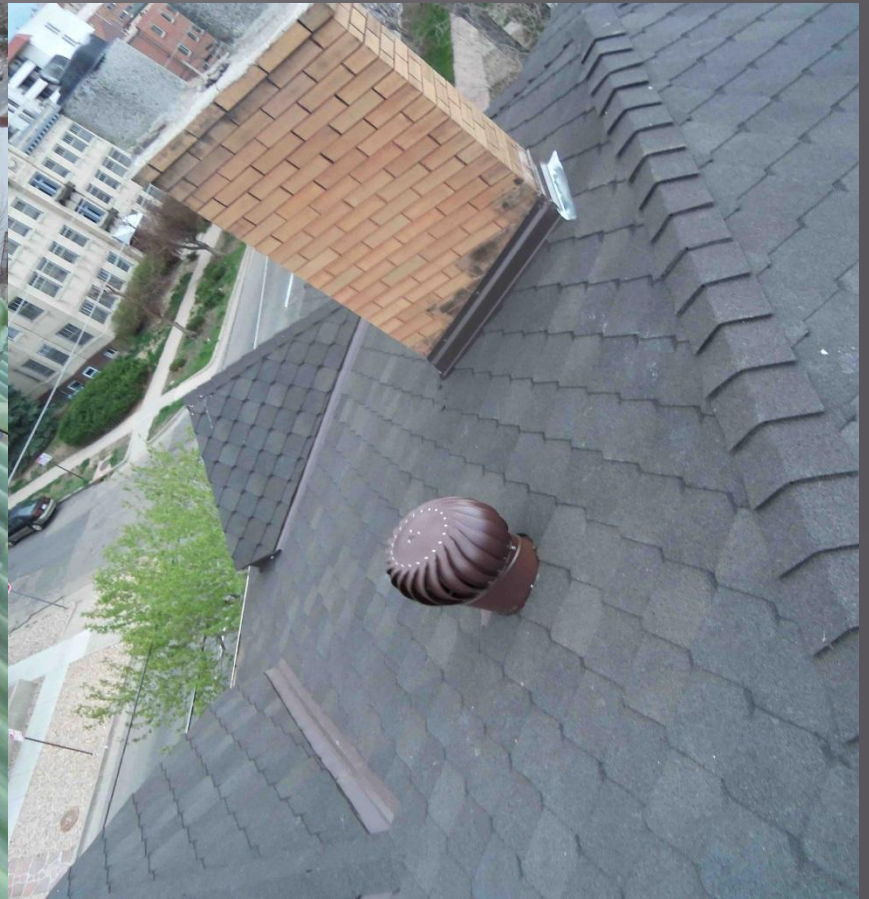
After



Before



After



Before



After



After

