

# Sears Warehouse in Brooklyn New York

**2001 Co. C-EPDM Wind Vented Roof Assembly Over Existing Smooth Surface BUR**

The existing 15-year-old smooth surface modified bitumen roof was leaking throughout the 200,000 square foot facility.

Many areas of ponding water existed throughout the building organically decomposing the asphalt waterproofing membrane. Many pieces of damaged and nonfunctional roof top equipment were removed.



The entire perimeter wood nailers had rotted out and needed to be replaced. Since propane is no longer allowed on rooftops in New York, the perimeter nailer edge was rebuilt and tapered insulation was hot mopped to the existing smooth surface BUR. The tapered edge was covered with a base ply to rebuild the perimeter edge. The perimeter was air sealed with air seal rope and compressed with OSB wafer board, which was then fastened to the 22 gauge steel deck.

old

one

two



50 ft x 150ft rolls of 2001 C-EPDM were then loose laid over the repaired perimeter edge. With such a wide-open area, the 2001 loose laid wind vented roof can cover huge areas in a relatively short time period.

Because of wind code requirements, 4 feet of OSB is fastened to the perimeter edge to increase the wind uplift resistance to 100 mph. The field membrane is adhered to the OSB by using 2001 bonding adhesive.

The field membrane is adhered over the nailer vertical surface encapsulating the perimeter edge, which will prevent the edge from rotting again in the future and sealing out lateral wind flows in the roof assembly.







Penetrations are also surrounded with air seal rope and compressed to the existing roof with mechanically fastened OSB boards. The field membrane is adhered to the OSB and up the penetration wall as a self flashing. This creates both an air and water seal.

The pie cut area is cleaned with gasoline and 2001 “talc eater.”

2001-cover tape is applied at pie cuts on field membrane to the OSB.

9 in. cover tape is put down.

The unit is completely flashed to be watertight



The large, wide-open nature of this roof made it ideal for large rolls of EPDM. (50 X 150) were put down rapidly and easily.

The limited number of seams allowed for quicker installation. Ballasting this roof with 1” or 2” gravel would have been a total nightmare, and the building structure would not carry the ballast weight

Notice the equalizer valves placed every 30 feet or less around the perimeter. They are the key element in a 2001 system. They equalize the low pressure of the wind vortex and literally suck the roof to the monolithic deck.



**2001 Co. Wind Vented EPDM Reroof System Sears Warehouse in Brooklyn, New York**



The 2001 re-roof system vents moisture out of the roof assembly, thus drying out the existing wet roof. This saves money by not requiring a complete tear off of the existing roof assembly.

A good crew under competent leadership installed 200,000 sq. ft. in 13 days!!! If the reroof system was totally adhered, or mechanically fastened, the time of installation would have doubled. Building owner saved 30% with 2001 Wind Vented Roof.