

# Sure-Seal® EPDM

Roofing Systems

## CASE STUDY

### Carlisle's EPDM Protects Luxury Apartment Building in Pittsburgh



#### JOB PROFILE

##### PROJECT LOCATION:

- » Pittsburgh, PA

##### BUILDING:

- » Town Place

##### PROJECT SIZE:

- » 18,300 square feet

##### CONTRACTOR:

- » Burns & Scalo Roofing

##### ROOFING SYSTEM:

- » Carlisle's 90-mil-thick, black Sure-Seal EPDM membrane
- » Carlisle's 725TR
- » Insulbase polyiso insulation

With business travel increasing, and growth expected to continually rise through 2022, business travelers are on the lookout for more comfortable, secure, and longer-term lodging at their destinations. Kossman Development Company and BridgeStreet Global Hospitality had this in mind when they decided to collaboratively renovate an existing office building in downtown Pittsburgh into a high-rise luxury apartment building designed for corporate travelers.

The multi-million-dollar renovation, which is set to complete in 2019, will offer 62 fully furnished studio, one-, two- and three-bedroom apartments available for a variety of short- and long-term reservations for the city's business travelers. These high-end luxury apartments feature indoor parking, fully equipped kitchens, customized furnishings, and a dog park, for those who bring their furry companions on their travels. Five of these units will be glass-enclosed penthouses with 360-degree views of the city.

Town Place will offer travelers the apex of luxury, comfort, and convenience – which is why the choice of building materials was of particular importance to the building owner. Because of its location in northwestern Pennsylvania, which experiences a variety of temperature fluctuations and weather events that create high levels of rain and snow accumulation, this building's first defense against the elements was the rooftop.

# CASE STUDY

Local commercial roofing contractor Burns & Scalo Roofing was chosen to complete the rooftop installation. With more than 60 years of industry experience, the team at Burns & Scalo chose to install an EPDM membrane roofing system manufactured by Carlisle SynTec Systems to meet the owner's need for a rooftop with long-term durability that would require little to no maintenance.

The installation of this 18,300-square-foot rooftop took place over quite a few months, due to the region's inclement winter weather and the overall complexity of the building renovation project. The installation crew from Burns & Scalo began rooftop construction in December 2016.

The first step in this process was to install a temporary roof two stories below the rooftop, and flashing this temporary roof to the floor drains, ensuring that the interior of the building would remain dry. Next, the crew installed Carlisle's 725TR directly onto the concrete roof deck, to ensure the weathertightness of the building through the coming winter months. Carlisle's 725TR Temporary Roof and Air and Vapor Barrier is a 40-mil-thick composite membrane that is designed specifically for use as a temporary membrane during prolonged roofing projects to prevent damage or water leakage into the interior of a building during construction.

With Carlisle's 725TR in place, the crew from Burns & Scalo left the rooftop for the winter months, returning the following spring to begin rooftop construction. During the winter, the building structure was being renovated, and a new concrete roof deck was installed. Once this new deck was in place, the rooftop was ready for Burns & Scalo to return.

The first step in this second phase of the rooftop installation was to adhere Carlisle's tapered Insulbase polyiso insulation to the concrete deck, using Carlisle's FAST™ adhesive. With the highest R-value per inch of commercially available insulation, Insulbase polyiso significantly increased the thermal efficiency of this luxury property. Once the insulation was in place, the crew adhered a half-inch layer of coverboard to the polyiso using the same FAST adhesive.

Next, the installation crew adhered Carlisle's 90-mil-thick, black Sure-Seal EPDM membrane using Carlisle's Low-VOC EPDM Bonding Adhesive. With enhanced durability and resistance to weathering and temperature fluctuations, Carlisle's dark-colored Sure-Seal EPDM membranes are ideal for use in cold climates,



reducing heating costs and carbon footprints, while increasing a building's energy efficiency.

There were several unique features on this recreational rooftop – 10,800 square feet of which was finished with pavers, providing tenants with abundant outdoor space. The rooftop also included a 2,800-square-foot basketball court and a 2,700-square foot park for resident pets.

To prepare the rooftop for the basketball court, the Burns & Scalo installation crew installed Carlisle's MiraDRAIN® 9000 geocomposite sheet drain, followed by a layer of insulation and a layer of Carlisle's CCW 200V protection fabric. Next, the crew placed stackable pedestals and finally concrete pavers to complete the basketball court surface. The pet park was completed by the installation of a 60-mil slip sheet of Carlisle's Sure-Weld® TPO membrane, which the team at Burns & Scalo knew would be most resistant to potential deterioration caused by pet urine. A layer of pea gravel and synthetic turf completed the aesthetic appeal of this rooftop pet park.

With Carlisle's EPDM roofing system, Town Place ensures at least 30 years of durable performance through the harsh Pittsburgh climates. Safely under this facility's top-of-the-line roofing system, Town Place occupants can feel at ease in their home away from home, while enjoying the world-class luxury this modern facility offers.