CARLISLE SYNTEC SYSTEMS

Sure-Weld® TPO Roofing Systems

CASE STUDY

Building for the Future with Sure-Weld TPO and SeamShield



SeamShield

JOB PROFILE

PROJECT LOCATION:
Tulsa, Oklahoma

CARLISLE APPLICATOR:
A-Best Roofing, Tulsa, Oklahoma

BUILDING OWNER:
McGee Enterprises and Boomtown Development Company

ROOFING SYSTEM:
Carlisle 60-mil Sure-Weld TPO membrane with SeamShield™ Technology

"Black Wall Street" is the historic Greenwood district in Tulsa, Oklahoma, which grew into one of the country's most affluent and self-sufficient Black communities during the early 20th century before it was destroyed during a race massacre in 1921.

The district's name is attributed to Booker T. Washington, an educator and reformer who served as the first president and principal developer of Tuskegee Normal and Industrial Institute, now Tuskegee University. Today, local groups and historians are working to preserve the legacy of the Greenwood district.

Honoring the Past with a View to the Future

Recently Green County Habitat for Humanity's sister non-profit, Boomtown Development Company, and McGee Enterprises broke ground on a highly anticipated, mixed-income residential development on a two-acre site in the district. The development will include 25 single-family townhomes built to ENERGY STAR standards with low-E windows, high-efficiency HVAC systems, LED lighting, spray foam insulation, ENERGY STAR appliances, and brick masonry exteriors.



The $8.4-million-dollar project was the brainchild of the late Terry McGee, founder of McGee Enterprises and a North Tulsa homebuilder. McGee passed away in October of 2022, but the project is being carried on by his sons, Terry and Dominic McGee, in conjunction with Boomtown Development Company.

Of the 25 townhomes, eight are being developed by McGee Enterprises, and the rest by Habitat for Humanity.

Only the Best

For the project, A-Best Roofing of Tulsa, a large local residential and commercial firm, would install the roofing systems on the development. A-Best is a long-term Carlisle Authorized Applicator that has received numerous Carlisle honors, including being named to the Perfection Council, and is a member of the National Roofing Contractors Association.

“We had known about the project for quite some time,” said Jarod Lane, president of A-Best Roofing. “We knew it would be great for the local community, and we wanted to get involved as the roofing partner for the project.”

In total, the four buildings required 27,200 square feet of Carlisle 60-mil white Sure-Weld TPO membrane, along with the necessary insulation and accessories. Carlisle SynTec Systems donated all the materials, and A-Best Roofing donated all the labor for the project.

“We were very excited to have A-Best and Carlisle join us for this project,” said Cameron Walker, CEO of Green Country Habitat for Humanity. “They are both top-quality companies, and this is a great project for our community. It’s also our first project using TPO roofing membrane, which, after some discussions with peers at the local Home Builders Association and ABC, seems like the perfect roof solution for these townhomes.”

Roof Design, Assembly and Installation

The townhouse units range from about 1,400 square feet for an interior unit to 1,800 square feet for an end unit. Each has three bedrooms and 2.5 bathrooms. The larger end units have two-car garages, while the interior units have one-car garages.

From the rooftop, each unit is separated by parapet walls approximately 28 inches tall. The roof decks are sloped to scupper drains with collector heads on the back side of the building and aided by two-way crickets for maximum waterflow. The buildings themselves are stick-built and have ¾-inch tongue-and-groove wood roof decks.

> **"We knew it would be great for the local community,** and we wanted to get involved as the roofing partner for the project."

"We absolutely love installing roofs on wood decks because it's fast and easy and we get great productivity," said Lane. "From the deck up, the assembly included a layer of mechanically attached 2-inch polyisocyanurate, followed by the 60-mil TPO membrane."

The crew from A-Best mechanically fastened the insulation using InsulFast Fasteners and 3-inch Insulation Plates. Once the insulation was installed, the team rolled out and mechanically attached the 60-mil Sure-Weld TPO membrane with SeamShield using 4-inch Carlisle HP-X Fasteners and 2 ⅜-inch Carlisle HP-X PIRANHA™ Plates installed every 12 inches on center in the lap seam.

Carlisle's Sure-Weld TPO membrane is a premium, heat-weldable thermoplastic polyolefin membrane that combines the flexibility of ethylene-propylene rubber with the heat weldability of polypropylene. The membrane is formulated with Carlisle's exclusive OctaGuard XT™, an advanced weathering package that enables Sure-Weld membranes to perform well even in extreme weather conditions.

"Carlisle supplied the membrane with SeamShield applied," said Lane, "which is a big time-saver since we don't have to clean the seams prior to welding."

SeamShield is a factory-applied protective film installed on both the top and bottom lap areas of the membrane that protects the seam from construction-generated dirt and other contamination. After laying out the membrane, the A-Best team simply peeled off the protective film before mechanically fastening the membrane in place.

"It was fast and easy and really gave us a nice clean welding surface. We have used SeamShield in the past and we really like it because it keeps the seams nice and clean for welding," said Lane.

The A-Best team terminated the membrane at the base of each parapet wall, then fully adhered the TPO membrane up and over each parapet wall using Sure-Weld Bonding Adhesive that was roller-applied to both the parapet walls and to the back of the membrane and allowed to flash off before it was rolled in place on the wall.



Each roof was fairly wide-open with only a few penetrations, including vent stacks and curbs for air handling units. For the vent stacks, A-Best used Sure-Weld TPO Pipe Seals that were installed over the top of each pipe, welded in place, and then clamped to the vent stack with pipe clamps and sealed with caulk. They also flashed the AC unit curbs on each unit.

CASE STUDY



In addition, A-Best shop bent and installed through-wall scuppers using TPO coated sheets of metal provided by Drexel Metals, another Carlisle company. The scuppers were connected to large collector heads on the back of the building and to drainpipes. Using the TPO clad metal enabled the A-Best team to easily weld the membrane directly to the scuppers for a secure and watertight application.

“We couldn’t be happier with the project so far,” said Walker. “Two of the four buildings are complete, and we expect the next one to be finished shortly. A-Best and Carlisle are truly great project partners, and we are very grateful for their participation and donations.”

Lane echoed the sentiment that the project had gone well. He also mentioned that it was important from the outset to get the buildings dried in quickly so that the interior work could proceed, which his team has done very well, thanks to their dedication and focus on craftsmanship, and to Carlisle’s support.

BUILDING FOR THE FUTURE WITH SURE-WELD TPO AND SEAMSHIELD

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