

Brookhaven Town Hall

JOB PROFILE



The Project

Name: Brookhaven Town Hall

Location: 1 Independence Hill, Farmingville, NY

Contractor: Statewide Roofing

Project size: 95,750 square feet

Building type: Government

Project type: Re-roof

Project duration: 10/31/2019 - 1/13/2020

Architect: Christopher Dwyer -
L.K. McLean Associates, P.C.



The Problems

1. The building needed to re-roofed due to the UV damage to the existing roof surface.
2. The existing roof was a 20-year-old, granular-surface built-up system that held a lot of trapped moisture.
3. The building would be receiving a new photovoltaic (PV) solar tray system; this was also a driving force to re-roof.
4. The buildings would be occupied during the re-roofing project so it was important to keep noise and odors to a minimum.

The Proposal

Membrane

- 60-mil VersiWeld® TPO membrane with APEEL™ Protective Film adhered with CAV-GRIP® 3V

Insulation

- Adhered with Flexible DASH™ Adhesive at 6" across the entire roof
- Top layer of 2.0-inch thick SecurShield® HD Composite Polyisocyanurate insulation
- Base layer of 3.3-inch VersiCore MP-H® Polyisocyanurate insulation (4'x 4' boards)



Primer

- CAV-GRIP 3V Low-VOC Adhesive/Primer

Deck

- Tear-off down to existing vapor barrier over existing structural concrete deck

Statewide Roofing, a leading commercial roofing company based in Ronkonkoma, NY, was selected to put the new roof on the Brookhaven Town Hall. With decades of experience on all types of roofing projects, the professionals at Statewide understand how to work with all types of buildings and materials. The Brookhaven Town Hall would be installing a new photovoltaic (PV) solar tray system after the re-roofing project was complete, so it was important to install a roof that would support the PV system while providing long-term protection for the building and its occupants.

A Versico contractor since 2013, Statewide Roofing suggested a 60-mil white VersiWeld TPO membrane with APEEL Protective Film for the Brookhaven Town Hall's new roof. The membrane would be fully adhered to a 2"-thick layer of SecurShield HD Composite Board, which itself would be adhered to a base layer of 3.3"-thick VersiCore MPH Polyiso.

The town hall roof had large, open areas that made it ideal for 12'-wide TPO sheets, which would make the installation go faster and save time, labor, and money. Statewide selected a TPO membrane with APEEL Protective Film, which guards the roof from dirt during installation and eliminates the need for pressure washing at the end of the project.

The Products

- Membrane: 60-mil VersiWeld TPO membrane with APEEL Protective Film
- Saves time and labor by eliminating the need for roof cleaning upon project completion.
- Membrane Adhesive: CAV-GRIP 3V Low-VOC Adhesive/Primer
- Spray-applied aerosol contact adhesive and primer used for a variety of applications.
- Insulation (top layer): 2.0-inch thick SecurShield HD Composite Polyisocyanurate insulation
- ½" high-density polyiso cover board laminated to SecurShield rigid polyiso roof insulation.



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- Insulation (base layer) 3.3-inch VersiCore MP-H Polyisocyanurate insulation (4'x 4' boards)
- Polyiso provides the highest R-value per inch of commercially available insulation products.
- Insulation Adhesive: Flexible DASH Adhesive
- A two-component, construction-grade, insulating, polyurethane adhesive with a quick, quiet, low-odor application.
- Primer: CAV-GRIP 3V Low-VOC Adhesive/Primer
- Deck: Tear-off down to existing asphalt vapor barrier over existing structural concrete deck

The Process

"The existing asphalt-based roof system remained over the structural concrete deck, so Flexible DASH was ideal. Over the existing asphalt roof, they adhered a base layer of 3.3" polyiso. After that they installed a top layer of 2" SecurShield HD Composite, which saved the time and labor of installing the polyiso and cover board separately. The new TPO membrane was adhered with CAV-GRIP 3V Adhesive, so that made it easy to install. The APEEL membrane was used with great success." – Tim Curtin, Statewide Roofing



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