

Project Profile



Project

Grand Harbor Condominiums
Destin, Florida

Owner

Grand Harbor Condominium
Owners Association, Inc.

Roofing Contractor

Bel-Mac Roofing, Inc.
Santa Rosa Beach, Florida

Roofing System

Décor Roof System using
60 mil Sarnafil® G410 membrane
in evergreen color

Project Size

23,900 square feet

Completed

October 2011

Décor Roof System Keeps Condos High and Dry

One of the advantages of living in a luxurious waterfront unit in the 13-story Grand Harbor Condominium in Destin, Florida, is the stunning view of scenic Destin Harbor. Yet although the residents may enjoy looking at the water outside of their units, they certainly did not want to see water coming into their condos in the form of roof leaks.

The original standing seam metal roof, while attractive to look at with its various roof levels and geometric shapes, had numerous problems from the start. "Water would collect in the valleys of the roof and rust through the metal, creating leaks," explained Rita Raus, senior manager at Emerald Coast Association Management, Inc., of Miramar Beach, Florida, the managers of the building. "Most of the leaks were on the top floor over the penthouse units, but there were also problems with the divider walls and transoms, and the south side of the building where leaks would come in around the windows," she added.

The Grand Harbor Condominium Owners Association wanted to replace the roof with

another metal roof, but installing a new metal roof was too expensive. Fortunately, Bel-Mac Roofing, Inc. of Santa Rosa Beach had another suggestion — the Sika Sarnafil Décor Roof System. The Décor system gives the appearance of a standing seam metal roof by combining the Sarnafil G410 thermoplastic single-ply roofing membrane with Décor profiles. Sika Sarnafil is one of the few companies to offer warranty coverage for the hot-air welded ribs that give the roof the appearance of metal.

"The Décor system offered many advantages over a standing seam metal roof, on top of the cost savings," stated Alex Kish, vice president at Bel-Mac. "This roof had a lot of cut-ups and transitions, and with a standing seam roof you are literally trying to bend metal around corners. The Sika Sarnafil membrane is much easier to work with on a roof like this."

In addition, the Décor system could be applied directly over the old metal roof, eliminating the costs and risks of doing a roof tear-off. "There were million dollar penthouses under this roof, and you didn't want to have to worry about removing the

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old roof and making sure the building stays watertight before the new roof is installed," Kish pointed out. "With the Décor system we could fill the standing seam rib flutes with polyisocyanurate insulation, attach a gypsum cover board, and then install the Sika Sarnafil membrane, thereby keeping the condominiums below protected. This also eliminated 95 percent of the waste of a tear-off. The Décor system was a very good system for this installation."

A Complex Installation

As might be expected, working 13 stories up in the air on a roof with various levels and angles was not an easy task. "Our first concern was safety," said Jay Foster, project manager at Bel-Mac Roofing. "We had to figure out what we could do to meet OSHA's criteria and still be able to work. We worked with a safety contractor to install new tie-off apparatus on the roof, which not only helped with the installation but which can also be used for future needs such as waterproofing, repairs, and swing stage access."

Another issue was getting materials to and from the roof. Only one side of the building was accessible, so Bel-Mac used a large crane and built platforms on the roof to hold materials. They then used swing staging to transport the materials.

Other challenges included doing the metal work on the perimeters, and also laying out the ribs on the dormers and valleys. "This was tough because we wanted to make sure it looked aesthetically pleasing," Kish remarked.

Fortunately, Sika Sarnafil representatives were available to assist when needed. "The Sika Sarnafil field inspector was very helpful," Foster stated. "He was very accessible and came out after each section was done and inspected the roof in stages, since it would be difficult to go back to those areas of the roof later. "

"The Sika Sarnafil professionals also helped us select the system needed to meet wind loading requirements," added Kish.



Thanks to teamwork and creative problem solving, Bel-Mac was able to overcome these obstacles and install the roof to everyone's satisfaction. "Bel-Mac was extremely easy to work with," Raus said. "We always knew when they were coming and what they were going to do, which minimized any inconvenience to the residents."

Bob Windham, a resident and a member of the Grand Harbor Condominium Owners Association, was very pleased with Bel-Mac Roofing. "They were very

responsive, professional, and helpful," he remarked. "It's refreshing to find a company with that kind of discipline and the willingness to get the job done right. I can't say enough good things about them."

It was this professionalism that earned Bel-Mac Roofing First Place in Sika Sarnafil's 2011 Contractor Project of the Year competition, in the Steep Slope Category.

A Roof Worthy of High Praise

Thanks to Bel-Mac Roofing and the Décor system, the residents at the Grand Harbor Condominium are again leak-free. "We had one really bad storm since the roof was installed and there were no problems," Raus said. "Décor really worked out well for us because we were able to get rid of the leaks without having to tear off the old roof. Plus, it looks good."

"I'm extremely pleased with how the roof looks and performs," Windham added, noting that he was hoping to install a Décor system on another building he is involved with. "This Grand Harbor Condominium roof is very visible from the harbor and the highway, and the deep green color has received a lot of positive attention. It's the talk of the town."



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