

Project Profile



Project

Century Hill Condos
Century Hill, California

Owner

Century Hill Condos

Roofing Contractor

Scholten Roofing Service, Co.
Mission Viejo, California

Roofing Consultant

Van Dijk & Associates, Inc.
Irvine, California

Roofing System

Mechanically attached 60 mil
Sarnafil® S327 membrane in tan

Project Size

126,500 square feet

Completed

April 2011

Sika Sarnafil's High Performance Roofs a Comfortable Fit at Luxury Condo

When you live in a luxury condominium, the last thing you want to deal with is water coming into your unit from a leaky roof. Yet you probably also don't want to endure a lot of noise, obnoxious fumes and other inconveniences while a new roof is installed.

This was the situation Century Hill Condos in Century Hill, California faced when they were looking to replace the old built-up roofs on the two- and three-story condos and townhouses in its complex. "Century Hill was looking for a reroofing system / solution that would be long-lasting, require little maintenance, and which could be installed with minimal disruption to the residents," remarked Nils van Dijk, president of roofing consultant firm Van Dijk & Associates, Inc. of Irvine, California. "We also had to take into consideration the fact that there was very limited access to the roofs. Because it is a park-like setting, only walkways and golf carts link the 12 buildings within the campus – there are no roads."

Van Dijk & Associates, Inc. explored several options, including built-up roofing, Sprayed

Polyurethane Foam (SPF), and the Sika Sarnafil single-ply PVC roofing system. "We decided to go with the Sika Sarnafil system because we like the company's long history of producing a very good product and good technical assistance," van Dijk explained. "We have worked successfully with Sika Sarnafil for over 15 years."

Another advantage to using the Sika Sarnafil system was that the membrane's light, reflective color (Century Hill decided to use the tan membrane for aesthetic reasons), which enables it to meet California's Title 24 energy standards for low slope roofs.

A Complex Installation

Scholten Roofing Services of Mission Viejo, California had been working with Century Hill for over a decade, and was very happy with the decision to go with a Sika Sarnafil system. "Sika Sarnafil is the only single-ply system we install," stated Jim McDaniels, single-ply division superintendent at Scholten Roofing. "We like them because their products hold up very well, are easy to install, and their technical support is tremendous."

These attributes would end up being key to



the successful installation of the Sika Sarnafil system on the roofs in the complex. One of the first challenges Scholten faced was transporting materials to the site. Because a crane could not be used on the buildings in the interior of the complex, Scholten had to improvise by doing things such as building a railed walkway bridge between some buildings, breaking down materials so they could be moved via elevators, and also using golf carts as a way of delivering supplies.

Stationing a generator also proved problematic. "With the first two buildings there was no way we could get the generator to the rooftops, because the buildings are built on top of parking structures and in between the buildings are landscaped areas," McDaniels said. "So we ended up putting a generator in a parking garage where it would not be in the flow of traffic, taking off a skylight, and using a hose that went up three stories high to vent the exhaust out of the parking garage. This assembly had to be broken down at the end of every day and set up again the next morning."

Installation Challenges

Some of the roofing details also proved to be complicated. "We discovered early on that there were a lot of problems with the old plastic sump type drains on the roof," McDaniels explained. "It was decided in the reroofing specifications to replace these with cast-iron drains, so we had to coordinate our efforts with the sheet-metal contractor who was installing the new drains."

HVAC units – which typically numbered about 40 to 50 per building, also posed a challenge. Scholten had to lift the units off their platforms, install clad metal around all the base flashings, install the 60 mil roofing membrane and weld all around the platforms, install sheet metal caps and seismic straps, and then put the HVAC units back in place. "Some of these units were almost touching the walls, making it very difficult to weld seams in those areas," McDaniels stated.



Other details Scholten and Van Dijk & Associates, Inc. faced were filling in low areas with a lightweight cement, dealing with extremely low base flashings, and raising and / or installing door thresholds.

Plenty of Support

"Fortunately Sika Sarnafil representatives and Van Dijk & Associates, Inc. quality assurance inspector were there to help us with some of the deviations of standard details and with troubleshooting," McDaniels said.

Van Dijk added that Sika Sarnafil worked closely with them before the installation on the specifications, and then were very "hands on" during the installation. "This made the job go a lot smoother as it went on," he remarked.

Scholten also had to consider the comfort of the Century Hill Condo inhabitants during the entire installation. This involved working very closely with the Century Hill

Condo management team. "Scholten did an excellent job communicating with me on a day-to-day basis on where they were going to be working next," stated Ed Escoto, director of operations at Century Hill Condos. "That enabled me to give the home owners advance notice of when work was going to be done in their area."

"Scholten also adjusted their normal work hours to accommodate the schedules of our tenants," added Doug Byrd, general manager at Century Hill Condos. "We were very pleased with the way Scholten was able to minimize any disruptions to the tenants."

"The Perfect Solution"

Today everyone is pleased with the results. "The roof has gone through several rain storms and everything held up well," Byrd said.

"As far as we know the roof is doing great, without any problems," McDaniels stated.

"The installation went really well, thanks to Scholten's good work and the quality of the Sika Sarnafil roofing system," Van Dijk remarked. "This was the perfect solution for this project and we anticipate many years of hassle-free performance from this roofing system."

Sika Sarnafil

A Division of Sika Corporation
100 Dan Road
Canton, MA 02021
Telephone: 1-800-451-2504
Telefax: 781-828-5365
usa.sarnafil.sika.com

Sika Sarnafil

A Business Unit of Sika Canada Inc.
6820 Davand Drive, Unit 2
Mississauga, Ontario L5T 1J5
Telephone: 905-670-2222
Telefax: 905-670-5278
can.sika.com

The Sika logo, featuring the word "Sika" in a stylized, bold, yellow font with a registered trademark symbol (®) to the right. The logo is set against a red triangular background.

The Sarnafil logo, featuring the word "Sarnafil" in a bold, blue, sans-serif font with a registered trademark symbol (®) to the right.