



# Project Profile

## Project

Administration Building  
Traverse Bay Area  
Intermediate School District  
Traverse City, MI

## Owner

Traverse Bay Area  
Intermediate School District

## Architect

Architecture Technology  
Traverse City, MI

## Roofing Contractor

Bloxsom Roofing and Siding Company  
Traverse City, MI

## Roofing System

Décor Roof System, adhered,  
using copper brown, 60 mil G410  
membrane

## Project Size

73,192 square feet

## Completed

July 2003

## Old School Fails to Make Grade

Built in 1969 by the state of Michigan, the Traverse Bay Area Intermediate School District (TBAISD) administration building was originally used for classrooms. In 1993, the TBAISD took ownership of the building and turned it into offices for its administrative staff, supporting 2,200 educators and 25,600 students within 16 local school districts.

In 2001, the building's EPDM roof was showing signs of wear. It was leaking in the valley areas and there were problems with the seams. In addition, the white color of the roofing membrane was leaching out, dripping off the edges of the roof and staining the pavement below. With a 2.5/12 pitch, the roof's poor appearance was easily visible to passers-by. It was time for a new roof.

## Sika Sarnafil Offers Alternative to Metal

"We had two objectives on this project," said Richard Skendzel, president of Architecture Technology, the architectural firm selected by the TBAISD to help with the renovation. "We needed a roof that would perform well over time and would be aesthetically pleasing — since it was so visible from the ground." The school

district was considering a standing seam metal roof. However, Bloxsom Roofing and Siding Company, the Sika Sarnafil Elite level roofing contractor selected to install the roof system, suggested a Sika Sarnafil Décor Roof System instead. The Décor system offers the appearance of a metal roof along with the watertight security of a single-ply thermoplastic membrane.

"Ninety-nine percent of our projects use a Sika Sarnafil roof system," said Ed Bloxsom, Jr., secretary/treasurer at Bloxsom Roofing and Siding Company. "We feel there is no better system on the market, so it only made sense that we recommend it for this project."

"The Sika Sarnafil Décor Roof System was really an excellent choice for this application," said Skendzel. "It gave the school district the performance they needed with the appearance they wanted — at a fraction of the cost of a traditional metal roof."

Since the school district already had several Sika Sarnafil roofs on its buildings, the Décor Roof System was an easy sell. In fact, because they've had such good experience with Sarnafil®, when given the option, the TBAISD chooses PVC roofing — and specifically Sarnafil — for their roofs.

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### Applicators Face Numerous Challenges

"One of the biggest challenges we faced on the project was effectively preparing the substrate," said Bloxsom. "The roof deck was a pre-cast concrete T-panel and the owner wanted to reuse the existing seven inches of insulation that was fastened with concrete spikes. We didn't feel we could attach another layer of recovery board to that. So, we consulted with Sika Sarnafil's technical personnel and came up with a solution."

After removing the existing EPDM membrane and replacing any wet wood fiberboard, Bloxsom workers attached a layer of half-inch Dens Deck Prime® to the fiberboard with Insta-Stik® adhesive. That gave Bloxsom a solid surface on which to fully adhere the fleece-backed Décor membrane.

"We wanted the roof membrane to lie down as smoothly as possible," said Bloxsom, "so that you wouldn't see the joints in the Dens Deck or any imperfections in the roof deck. That's why we used the fleece-backed membrane — and it worked great. The membrane was smoother than any metal panel would have been."



Worker fuses Décor Profiles to membrane using Sika Sarnafil's own Sarnamatic hot-air welder.



"The Décor Roof System gave the school district the performance they needed, with the appearance they wanted," said Richard Skendzel, president of Architecture Technology. The copper brown roof is highly visible from ground level.

Another challenge the applicators faced was varying roof lengths. "The length of the roof from eave to ridge varied on each section, and in order to eliminate end laps, we would have had to waste a lot of membrane," said Bloxsom. "With Sarnafil, we were able to order rolls in special lengths. That allowed us to keep the waste to a minimum and we didn't have any end laps to contend with on the entire job."

### Rib Layout Goes Smoothly

Once the membrane was down and the matching Sarnaclad metal drip edge installed, Bloxsom workers started to lay out the Décor Profiles. "In the beginning, I was concerned that the Profiles wouldn't look straight," said Skendzel. "Because of the low pitch of the roof, you can actually stand on the ground and eyeball right up the Profile. But Bloxsom really came through on it. The Profiles came out wonderfully."

Once the Bloxsom workers marked the lines for the Profiles and spliced them together, they welded them to the membrane using Sika Sarnafil's own Sarnamatic hot-air welder with the Décor Profile kit attachment. "Once the Sarnamatic is lined up,"

commented Bloxsom, "it will hot-air weld the Profiles to the membrane just as straight as an arrow."

### New Roof Gets an A+

"The roof looks great," said Mike Kenney, superintendent at the TBAISD. "It's clean, it went down well — quickly and efficiently — and it's solid and watertight. We've just been through our first winter and had a lot of snow, and things seem to be going well. We're very pleased with the Sika Sarnafil Décor Roof System."

"Through this process, I was kind of converted to PVC — and Sika Sarnafil," said Skendzel. "Now I am pushing it more than I ever did in the past. I really do like it. I would use Sarnafil on any flat roof — commercial, residential, anything. It's a great system. It's a technically superior roof system to rubber, that's for sure. And in the case of the TBAISD, it was a much better system for them than either rubber or metal."

"With metal, ice back-up in the roof valleys would have been a constant worry," said Bloxsom. "But with Sarnafil's heat-welded seams, there should be no problems with back-up at all. The Décor Roof System gave the TBAISD a superior roof system that should last them for decades."

### Sika Sarnafil

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