



SIKA AT WORK

PARK PLACE APARTMENTS

IRVINE, CALIFORNIA

MECHANICALLY-ATTACHED EnergySmart Roof®
USING 60 MIL Sarnafil® S327 MEMBRANE IN LIGHT GRAY

Sarnafil

BUILDING TRUST



SARNAFIL ROOF MEETS HIGH STANDARDS AT PARK PLACE

As developers of elegant, luxury apartments, the Irvine Company of Irvine, California, has high standards when it comes to the products it uses in its buildings. So when the company was building a stylish, urban, 989-unit apartment complex for professionals in Irvine, it took great care in selecting materials for the buildings and surrounding amenities, including the roofing system.

Previous Irvine Company properties relied on traditional Southern California construction including tile and built-up roof systems. However, the company was looking for something different for the Park Place Apartments, such as single-ply PVC and standing seam metal roofs.

Red Pointe Roofing of Orange, California, worked with Irvine Company's general contractor Western National Group and Sika Roofing to develop a roof specification that would meet the Irvine Company's high standards and easily assimilate with the urban location of the Park Place Apartments.

"One problem with roofs that require a cold applied process is the wait time for the asphalt to dry," said Larry Burks, senior project manager at Red Pointe Roofing. "This can be difficult to do when you are dealing with different trades on the project, such as the sheet metal and stucco installers. I've worked with Sika Roofing for 12 years and always thought the Sarnafil roof system would be a good fit for the Irvine Company. This seemed like the perfect time to introduce it."

John Patterson, vice president at Red Pointe Roofing added, "From

our standpoint, the Sarnafil system is the best there is based on performance. We can point to 20-year old Sarnafil membranes that we've installed that are still doing great."

ATTENTION TO DETAILS

The Irvine Company's due diligence when choosing the Sarnafil system included looking at existing Sarnafil roofs and even visiting the Sika membrane production plant in Canton, Massachusetts. After the plant tour and what Burks referred to as "exhaustive specifications," the Irvine Company finalized the Park Place low-slope roof design. This design called for quarter-inch gypsum board mechanically fastened into the wood deck, followed by the Sarnafil light grey membrane which was secured with fasteners and plates. Parapet walls and flashing were wrapped with the Sarnafil light gray membrane and adhered with Sarnacol 2121 AQMD-compliant adhesive.

The equipment wells on the roof posed a major design challenge. The final design consisted of gypsum board, grounding screen, G476 waterproofing membrane, and drainage protection layer installed over the entire horizontal area.

AVOIDING DOWNFALLS

Most of the buildings were four to five stories high, so Red Pointe Roofing required 100 percent tie-off on all work performed outside designated work zones. Fall protection was also on the mind of the Irvine Company. Midway through construction, the Irvine Company

PROJECT

Park Place Apartments
Irvine, California

OWNER

The Irvine Company

ROOFING CONTRACTOR

Red Pointe Roofing
Orange, California

ROOFING SYSTEM

Mechanically-attached EnergySmart Roof using 60 mil Sarnafil S327 membrane in light gray

PROJECT SIZE

250,000 square feet

COMPLETED

July, 2014





asked the design team to assist in developing a permanent fall protection system for all buildings in the community to mitigate potential liability. After a thorough evaluation, anchored safety posts with 9,000-pound rated double cable runs were selected. "Fortunately, adding the fall protection system was not a huge challenge with the Sarnafil system," Burks remarked. "There were some instances where we had to tear off a 10 foot by 10 foot portion of the roof, install the anchor, replace the roof and flash. Thank goodness we went with the Sarnafil thermoplastic membrane because it makes it easy to hot-air weld patches and repairs. In fact, the beauty of the Sarnafil system is you don't run into many challenges."

Burks added that most of his installers prefer working with the Sarnafil membrane more than any other product. "They find it very easy to weld," he commented. "And nothing compares to Sika Roofing in terms of customer service, getting orders delivered on time and the quality of the product itself."

Patterson stressed that Sika representatives were critical to the project. "Not only were they instrumental in helping us get this but they also were on-site to help us with details," he stated. "One of the best things about Sika Roofing is that they have long-term employees there that know what they are doing - unlike a lot of other roofing manufacturers who have high personnel turnover."

The roof was completed in seven months in an urban area right off Route 405, making it a very visible job. "This was a robust specification coupled with an aggressive construction schedule, which required an elite crew and operational supervision to ensure an installation that met the Irvine Company's high standards," Patterson pointed out. It was this professionalism that earned Red

Pointe Roofing third place in the Low Slope Category of Sika Sarnafil's 2014 Project of the Year competition.

SETTING A NEW STANDARD

Today the Park Place Apartment roofs are not only performing well, but the Irvine Company has been so pleased with the roofs and the quality of Red Pointe Roofing's installation that they have planned for Red Pointe Roofing to install the Sarnafil system on several other projects currently under construction.

"This is a great example of a partnership between Red Pointe Roofing and Sika Roofing in delivering a roofing solution to a high profile customer that will serve their long-term needs and fit their performance criteria now and in the future," Patterson stated.



PARK PLACE APARTMENTS



WHO WE ARE

The commercial roofing industry has relied on thermoplastic single-ply membranes from Sika for more than 50 years to achieve sustainable roofing and waterproofing solutions.

Sika is a globally active specialty chemicals company. Sika supplies the building and construction industry as well as manufacturing industries (automotive, bus, truck, rail, solar and wind power plants, facades). Sika is a leader in processing materials used in sealing, bonding, damping, reinforcing and protecting load-bearing structures. Sika's product lines feature high-quality concrete admixtures, specialty mortars, sealants and adhesives, damping and reinforcing materials, structural strengthening systems, industrial flooring as well as roofing and waterproofing systems.

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SIKA CORPORATION • ROOFING
100 Dan Road • Canton, MA 02021 • USA
Tel: 781-828-5400 • Fax: 781-828-5365
usa.sarnafil.sika.com

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