

Project Profile



Project

Burlington Coat Factory
Modesto, California

Owner / Developer

Briggsmore Shopping Center

Property Manager /

Owner's Representative

Sweet Properties
Modesto, California

Roofing Contractor

D7 Roofing Services
Sacramento, California

Roofing System

Sarnafast mechanically-
attached EnergySmart Roof®
using 60 mil Sarnafil® S327
membrane

Project Size

120,000 square feet

Completed

October 2008

Sika Sarnafil Burlington Coat Factory Roof Lives on Through Recycling

Since the word “coat” can be defined as “an outer garment worn for protection,” it is only logical to assume that Burlington Coat Factory would want a roof known for its protection against the elements. That’s why Sweet Properties of Modesto, California again selected the Sika Sarnafil roofing system when it replaced the 120,000 square-foot Sika Sarnafil roof on the Burlington Coat Factory portion of the Briggsmore Shopping Center in Modesto. And like a beloved hand-me-down coat, the old Sika Sarnafil roof will live on after being recycled into other Sika Sarnafil products.

“We had a 17-year old Sika Sarnafil system on that roof already, and had been extremely pleased with it,” explained Ben Sweet, owner of Sweet Properties. “Before we installed the Sika Sarnafil roof we had a BUR roof with multiple problems and leaks, but there were no problems with the Sika Sarnafil roof we installed in 1992, and which is now being replaced and recycled. We thought it was phenomenal to have a roof that big with no problems.”

So why replace the Sika Sarnafil roof? It

had been badly damaged by various trades people during an earlier remodeling phase of the building, necessitating the changeover.

Sweet added that another advantage of the Sika Sarnafil system is its light weight, which means there is less of a weight load on the building’s structure. “Two Sika Sarnafil roofing systems on top of each other would still weigh less than one built-up roof system,” Sweet pointed out.

D7 Roofing Services of Sacramento was contracted to install the new roof, and they heartily endorsed the choice of a Sika Sarnafil system. According to D7 Roofing, building owner Sweet Properties was so pleased with the past performance of the Sarnafil roof that he wanted the same on the new roof — no other roofing systems were even considered.

As it was, when D7 Roofing did an inspection of the roof before the installation they discovered that there were low spots on the roof. “Thanks to D7 we found that some structural beams had started to crack and were threatening the structural integrity of the building,” Sweet added. “We never would’ve discovered that without D7 Roofing’s help.”

Old Membrane Lives On Like a Hand-Me-Down Coat

The original Sika Sarnafil membrane, having performed admirably on the roof, was recycled during the installation process and will now enjoy another life as a Sika Sarnafil product.

“When D7 Roofing suggested that the roof membrane be recycled, we were in favor of that,” Sweet said. “Especially since there would be no additional costs to us. Turns out the cost of hauling the material to the Sika Sarnafil facility to be recycled is about the same as the cost of putting it in a landfill.”

In the past, D7 Roofing would just tear off the old membrane and throw it in a dumpster for later transport to the local landfill. The roofing contractor was a bit ‘neater’ during this removal process, however, since Sika Sarnafil needed the used membrane to be cut into 30” wide strips so they would fit into the dedicated container boxes. Coordinating the shipping of the old membrane to the recycling center required a little more work on D7 Roofing’s part, but they felt it was well worth it.

The local Sika Sarnafil representative was very involved with the recycling process, and was responsible for ordering the correct number of containers for the recycled membrane and scheduling the pick-up of the material from the job site.

Sweet also noted the support of the Sika Sarnafil representatives. “One representative came out and did some inspections and testing — he was very professional and helpful. It was very impressive to us that the manufacturer had enough of an interest in the installation to send someone out.”

Installation of the roof was fairly straightforward, since the insulation and decking did not have to be replaced



Worker from D7 Roofing Services collects older roof membrane prior to installation of new EnergySmart Roof system atop the Burlington Coat Factory retail store. The older membrane is packed into boxes and shipped to Sika Sarnafil for recycling.



or repaired. However, the installation did involve installing the new membrane with temporary water tie-offs. This was accomplished by welding the newly installed membrane to the surface of the existing membrane — a necessary step because the building was a functioning retail store during the installation.

“We were very happy with D7 Roofing,”



Sweet said. “One thing you have to realize is that when you put a roof of that magnitude on an operational retail establishment, there is a lot of coordination involved with the store management to minimize any inconveniences to the store and its customers,” he explained.

“Fortunately, the Sika Sarnafil product and the professionalism of the D7 Roofing crew kept any disruptions to a minimum. It was a whole lot less intrusive than if we had been installing a built-up roof.”

Protection for the Ages

Today the new Sika Sarnafil roof is doing a commendable job of protecting the store from the elements. According to D7 Roofing, the building owner is very happy and looking forward to several decades of service.

“I certainly would use the Sika Sarnafil system again,” Sweet stated. “I have

used it on other stores at this shopping center and have been very happy with the way the Sika Sarnafil roofs perform. I have recommended this system in the past and will continue to do so in the future.”

Sika Sarnafil

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