

WEST ARCHITECTURAL

Architectural West, the magazine of the Western Architect & Specifier

SEPTEMBER/OCTOBER 2017 ■ \$3.50

Cover Story...

Condo Reroof
in Salem, Oregon
(page 12)

Inside this issue...

Reroofing & Renovation
Architectural Demand
Community Living
New Legislation





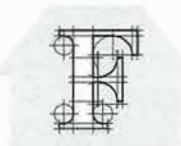
Cover Story

50 SQUARES OF MALARKEY'S VISTA AR SHINGLES, IN SIENNA BLEND COLOR, WERE INSTALLED ON THESE CONDOMINIUMS.

Condominium Reroof

HOA Chooses Asphalt Shingles for Shared Roofs in Salem, Oregon

by Bobby Lambrix, communications coordinator, Malarkey Roofing Products



aced with reroofing three adjoining condominium housing units in the Battlecreek Commons neighborhood of Salem, Oregon, local company Winter Roofing project manager Alex Alarcon had a reliable choice in mind. "In my experience, we have found Malarkey® shin-

gles on a roof after 20-25 years are still holding strong," said Alarcon. "One of the reasons we prefer Malarkey is the longevity of the shingles."

In many planned communities like Battlecreek Commons, homeowner associations or property management firms make decisions that impact the shared property in

the community. Condominiums, apartment buildings, and attached townhomes often share roofs, walls, walkways, or other amenities. Decisions on these shared resources often impact more than one homeowner, so making a reliable choice in materials is especially important.

To replace another manufacturer's exist-



ing shingles, which had suffered severe granule loss, nearly 50 squares of Malarkey's Vista™ AR shingles were installed. The Vista shingle line features Nexgen™ polymer modified asphalt, which provides

exceptional performance in severe weather conditions and improved granule adhesion due to the asphalt technology. The sienna blend color was selected for its versatility to match other residences and structures

that are part of the Battlecreek neighborhood.

"The pliable, polymer modified asphalt also makes handling and installation easier for the crews on the roof," said Alarcon. Malarkey specifically developed the Nexgen polymer modified asphalt for these attributes. Using a proprietary blend of polymers, the innovative asphalt adapts to installation in warm weather, while still being flexible on cold winter days. This product feature additionally protects against heavy winds.

Alarcon is a true believer in the Malarkey shingle. With 19 years' experience in architectural drafting and design, he sought out Winter Roofing for work on his own barn and home. Pleased with the contractor's craftsmanship, and the quality of the Malarkey shingles on his own property,

(Continued on Page 14)





Condominium Reroof

(Continued from Page 13)

Alarcon soon joined Winter Roofing as a project manager, which additionally provides decking, siding, and other carpentry work to complement their roofing services.

Prior to the Battlecreek project, Alarcon also visited the Malarkey manufacturing facility in Portland, Oregon, calling the shingle production process impressive and complex. At the Portland facility, Malarkey runs a full asphalt shingle production line, polymer modified asphalt mixing station, and fiberglass manufacturing plant, controlling all the quality aspects of the shingle manufacturing processing. Malarkey's Portland facility maintains a GreenCircle certification for diverting more than 90% of its waste from landfills.

The project took less than a week to finish, even though his crew was spread among a few other jobs in town during the same period. Utilizing The Zone® technolo-

gy on the Vista AR shingles, contractors and installers have a nailing area that is 1 3/4" wide, to improve nailing accuracy and expedite installation. Apart from a few low-to-steep slope transitions, Alarcon said the roof designs were straightforward.

To resolve Battlecreek Commons' search for a dependable roofing shingle, residents relied on Winter Roofing's expertise to select the right product for the job. Project manager Alarcon's experience and trust in Malarkey Roofing Products helped deliver on the request. The reliable Vista shingle utilizes innovative polymer modified

asphalt to retain roofing granules, and resolved the issue experienced on the previous roofs at Battlecreek Commons. Engineered to perform, Malarkey Roofing Products have continually worked towards developing quality, dependable materials for more than 60 years.

