

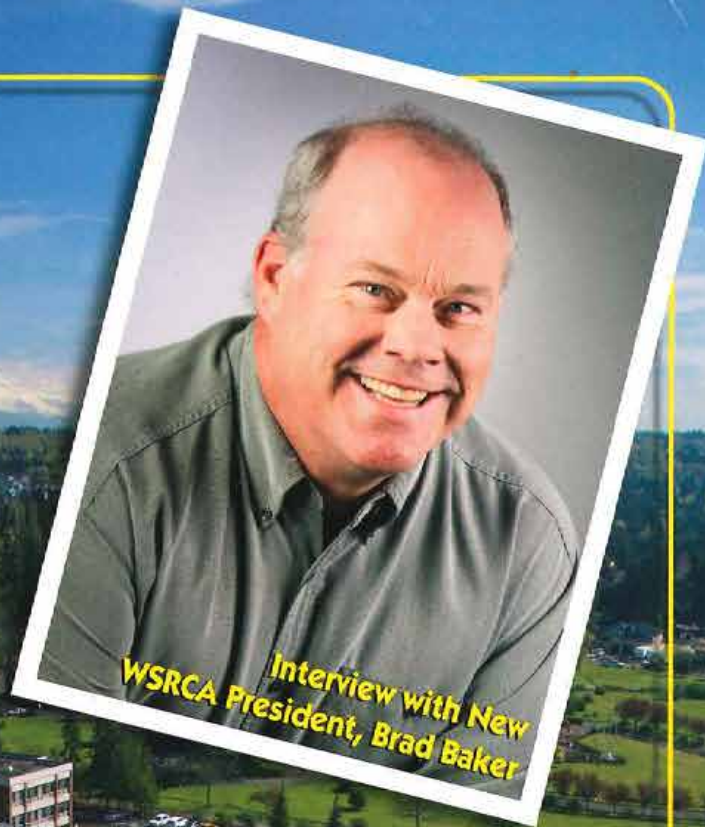
# WESTERN ROOFING

INSULATION AND SIDING

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Interview with New  
WSRCA President, Brad Baker

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# Cover Story

JUDSON PARK RETIREMENT  
COMMUNITY IN DES MOINES, WASHINGTON.

## Comprehensive Roofing Systems

*Addressing Location & Building Design Needs in Des Moines, Washington*

*by Traci Shaw, communications coordinator, Malarkey Roofing Products*

**J**udson Park is a certified center for successful aging and continuing care retirement community situated in Des Moines, Washington, just south of Seattle. The location boasts the beauty of Puget Sound ocean inlet and scenic views of the nearby Olympic National Park Mountains. "The building was constructed in 1963 and serves about 330 residents that range from 62 to over 100 years old," states

Judson Park Executive Director Nikole Jay. The 11-acre property focuses on continuing care and holistic well being for residents, ensuring they are able to enjoy their surroundings. "Judson Park is a not-for-profit community, so we take capital investments very seriously," says Jay. "We took a good look at the building envelope to ensure we were making the right investments for the community."

When Judson Park director of facilities Ken Fox noticed leaks occurring in the attic, he had a feeling the building would need a full-scale replacement. The four-story, horseshoe-shaped building features a main roof that is 330 squares with a 3/12 slope on a concrete deck with a vented plywood substrate on 2x4 sleepers. The building also includes 82 squares of a low-slope roof around the perimeter that covers the decks of the apart-

THIS AREA OF WASHINGTON IS KNOWN FOR A RAINY SEASON THAT LASTS UPWARDS OF NINE MONTHS EVERY YEAR.



ments. This area of roof is a 0.25/12 slope with an uninsulated structural concrete deck.

The architecture and location of the building posed some distinct challenges for the project. According to Jay, "The location gets a good amount of rain, wind, marine water, and bird activity, all of which contribute to the importance of taking care of the top of your home." Fox wanted to make sure they made the right decision for the unique needs of the Judson Park roof, so he approached Wetherholt and Associates of Kirkland, Washington for consultation.

### Evaluation

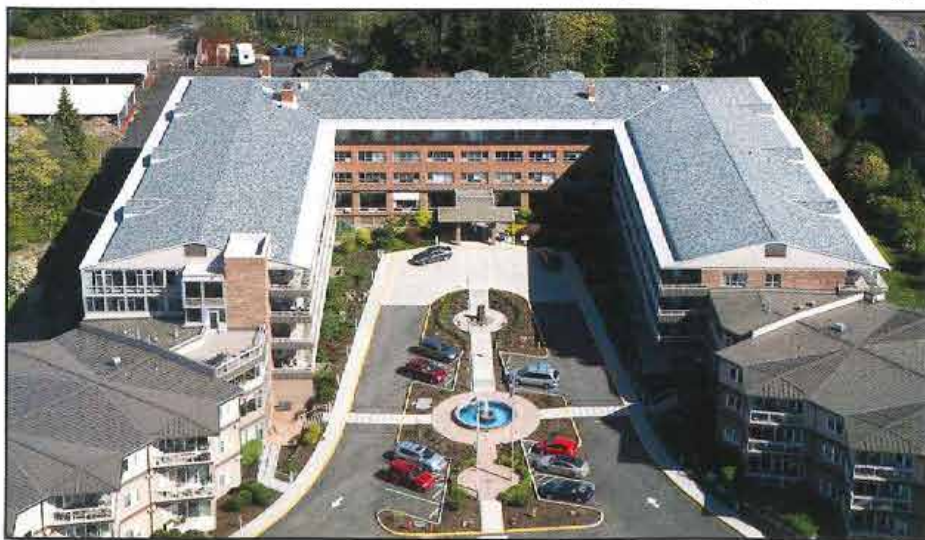
Wetherholt and Associates field engineer Pravat Sripranaratanakul, RRO, RRC, worked with Fox on the project and notes that location played an important role in product choice. "In a retirement community, you have plenty of people who are around regularly, so you want something that is visually appealing. The building also has a straight shot to the water, so you have a good deal of wind. The previous shingles were having a lot of issues with blow offs, and the details around the perimeter of the roof were not watertight, showing a poor overlay of the single

ply that caused a leak hazard area. There was also quite a bit of debris on the roof from seagulls dropping shells to try to break them open, which can cause impact damage. We knew we wanted to use a modified asphalt shingle to hold up to the unique challenges of the location," said Sripranaratanakul. "With the modified shingle, if the tabs do get lifted up by strong gusts of wind it tends to stay attached and lay back down rather than peeling off and blowing away." Sripranaratanakul specified full roofing systems from Malarkey Roofing Products® for both the steep- and low-slope applications. Fox worked with Sripranaratanakul to run the bid process. After reviewing the candidates, Fox brought in McDonald and Wetle Roofing, Inc. of Lakewood, Washington for the installation.

### Installation

Seattle, Washington is known for a rainy season that lasts upwards of nine months every year. The September application of this project meant the installers needed to combat the threat of rain as the project went into the winter months. McDonald and Wetle Roofing general manager, Jon

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MALARKEY'S ALASKAN 3-TAB SHINGLE IN OXFORD GREY WAS USED ON THE STEEP-SLOPE PORTION OF THE ROOF.

## Comprehensive Roofing Systems

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Gwinner, was assigned to the project. "The location was very windy from the southwest. Due to the height of the building we used scaffolding with stair tower access and large cranes for hoisting the materials," notes Gwinner. "We needed to tear off the steep- and low-slopes and re-sheet the entire steep-slope roof with new plywood." The steep-slope deck was then completely covered with self-adhering Arctic Seal<sup>®</sup> SBS polymer modified underlayment to get the project in the dry.

The Alaskan<sup>®</sup> 3-tab shingle in oxford grey was used to complete the field of the steep-slope roof. The Alaskan features Flexor<sup>™</sup> SBS polymer modified asphalt for added flexibility, granule adhesion, and Class 4 impact resistance, as well as Scotchgard<sup>™</sup> Protector to prevent black

streaks caused by blue green algae. The steep- slope roof was then topped with 12" RidgeFlex<sup>™</sup> hip and ridge strips, which also include Flexor asphalt, Class 4 impact resistance, and Scotchgard Protector.

A three-ply, SBS polymer modified built-up roofing system was chosen for the low-slope roof using the self-adhering Paragon<sup>®</sup> ULTRA SA base sheet, then one layer each of Paragon ULTRA TG Base and Paragon ULTRA TG Cap, both torch applied. "The SBS products go down great and the torch application of the roll goods have a good softening point," says Gwinner. With threats of rain, the self-adhered base sheet got the project in the dry. "You don't always have much of a weather window," notes Sripranatanakul. "We needed a system

that would work and keep the project moving. The self-adhered base gets you in the dry, then with the torch application you can start and stop as needed." An EZ Seal<sup>™</sup> liquid membrane system was used to finalize all roof penetrations as well as the low-slope roof drains. The EZ Seal system is a flashing solution made of fast-curing methyl methacrylate resin that can bond directly to multiple substrates.

High occupancy buildings can also mean high visibility, resulting in the need for roofing systems that are both durable and visually appealing. "We want to give our residents comfort that their home is taken care of," states Jay. "We continue to reinvest in our community to make sure we are making the right decisions for our residents." 