The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS

Sanderling Condominium Association

Roof Replacement

PROJECT LOCATION

Centreville, VA

BUILDING TYPE

13 Residential Buildings with 318 Dwellings and Clubhouse

PROJECT VALUE

$1 Million

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Project includes the complete removal and replacement of roofing materials throughout the community. Additional work included replacement of the deficient roof decking, existing gutters and leaders, installation of flashing/ ice shield membrane and attic ventilation improvements.

Based on our initial recommendations, the Sanderling Condominium Association opted for a new long-life 'architectural' laminate style shingle, as opposed to the existing single layer of 'Standard 3-tab' style, "builder grade" and asphalt shingles. The decision to substitute the style of shingle installed provided the community with a new, distinctive look for their roofs with a textured appearance and a longer estimated useful service life.

The community had experienced roof related issues related including water infiltration as well as uncontrolled stormwater being discharged off the roofs. As part of the evaluation, it was determined that improvements to the attic ventilation and roof flashing details would be required to address the roof issues and that improvements to the gutters and leaders were necessary to enhance stormwater control. To improve leak protection at the step walls of the roof, self-adhered membranes (ice & water shield) are specified along the horizontal roof surface and along the adjacent vertical walls. Upon completion of the project, Falcon was able to successfully address the roof related issues that the community had previously experienced.

During the project, Falcon discovered that the condition of the existing composite wood siding was in poor condition and could not easily be removed and reinstalled without essentially destroying the element. Based on the existing poor conditions of the siding, Falcon proposed an alternate detail that would eliminate the need to temporarily remove the siding while still installing the leak protection. Ultimately, with the approval of the Association and per the proposed alternate detail, the existing wood siding was saw cut along and above the roofline enough to facilitate the installation of the sidewall flashing membrane without impacting a larger area of weak siding. Using the proposed alternate detail, the Association was still able to achieve the leak protection that the roofs desperately needed while keeping costs much lower than removing and replacing siding throughout.

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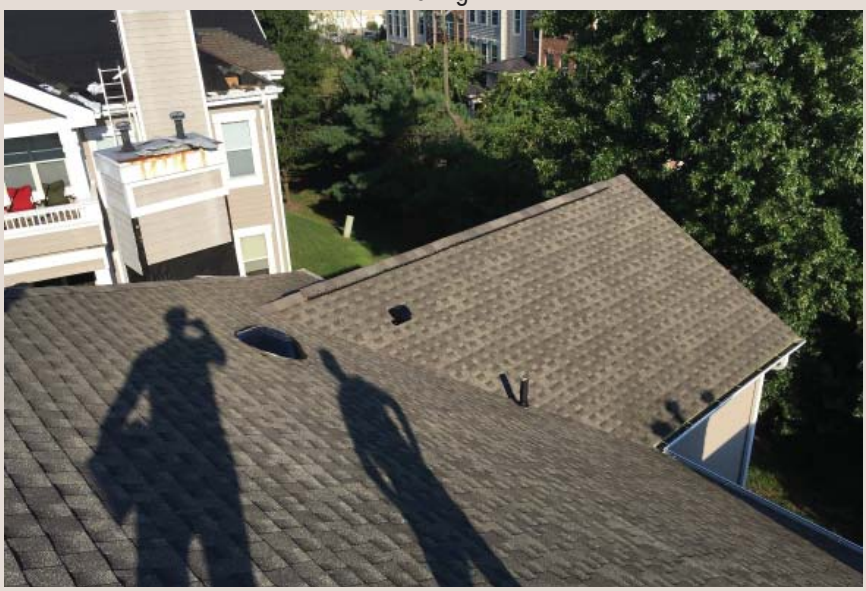
Before

During



After