

Client

Hannaford Brothers Co. Distribution Center
Schodack Landing, NY



Proven Performance Since 1950

Existing Roof

160,000 SF Ballasted EPDM Freezer & Cooler Areas

Problem

Increased leaks were developing in the 16 and 18-year-old EPDM sections of Hannaford's freezer and cooler warehouse roofs.

With the roof's insulation thickness approaching eight inches, Hannaford chose to be proactive and reroof while they could still salvage their existing insulation. Total removals of all roofing and insulation would have proven extremely costly, with serious disruption, particularly over their freezer area.



Solution

Mechanically attached TPO Heat-Welded Single-Ply Roof System.

Application

After evaluating proposals from a number of firms, Hannaford selected S. D. Carruthers based in part on referrals from other associates, the quality and thoroughness of their research, and their proposed product and scope recommendations.

Of particular importance, was maintaining the vapor seals at all roof edge and penetration details to preclude condensation problems often associated with cold storage facilities. Prior to the project's start-up, S. D. Carruthers engaged a technical project analyst from the roof system manufacturer to review and inspect these critical details.

After removing 800 tons of stone ballast and more than 5,000 concrete pavers, installation of the new roof system proceeded smoothly and safely. One inch of additional polyisocyanurate insulation was installed, providing an acceptable substrate for the new membrane, and an R-6 increased insulation value. A 60 mil, white, reinforced TPO membrane was then mechanically attached to the underlying steel deck in compliance with the manufacturer's specifications. All membrane seams were hot air welded, providing the industry's strongest seams and maximum protection. Walkway areas previously comprised of concrete pavers were then replaced with new TPO walkway tread, heat-welded to the new membrane.

Results & Owners Comments

Being an environmentally conscious company, Hannaford also sought to reduce energy consumption in conjunction with this important project. By selecting a white, reflective membrane, combined with added insulation, they anticipate a meaningful reduction in annual energy costs for this key climate controlled facility.

Months after completion, James Baisley, Hannaford's Facility Manager, commented:

"Carruthers was the first roofing contractor to work on our site that got the job done right the first time...absolutely no leaks."

James Baisley, Facilities Manager Hannaford Brothers

BEFORE & AFTER



Old Ballasted EPDM Roof



New Heat-Welded TPO Roof Membrane



S. D. Carruthers Sons, Inc.
1065 Rt. 197 Argyle NY 12809
Phone: 800-244-3545 / 518-638-8277
www.sdcarruthers.com / info@sdcarruthers.com