

CASE STUDY



Apartment complex under construction in South Jordan, Utah

New Construction Using New Roofing Products in Utah

by Rich Willett, USG product manager

Despite a slowly recovering economy, construction of new apartment complexes continues in Utah. Western National Contractors, Irvine, Calif., is in the process of building the first phase of "The Daybreak Apartments" in South Jordan, Utah, just outside of Salt Lake City. When completed, a multitude of new families in the area's westward expansion will call the project home. The first phase has more than 185,000-sq.ft. of roof area covering eight apartment buildings with 320 new luxury apartments, a clubhouse, and numerous support buildings.

Noorda Architectural Metals, Salt Lake City, Utah, is the roofing contractor on the project. Chris Noorda, owner of the company, and Aaron Howe, who manages the roofing division, together selected the complex's roofing system and chose a GAF Materials Corporation's mechanically attached 60 mil TPO membrane over USG Corporation's new 1/4" Securock glass-mat roof board. "We needed a total roof system that could stand up to our cold winters and hot summers, and we wanted to work with manufacturers who have proven track records to give the owner the best possible value for his money," Noorda explained.

Noorda Architectural is a GAF Master Select Contractor and has installed many thousands of square feet of GAF's TPO roof membrane.

Additionally Noorda recently installed 3/8" Securock gypsum-fiber roof board on a LEED project called "Art Space Commons." The gypsum-fiber roof board's 95% recycled content helped support the environmental goals of MJSA Architecture, Salt Lake City, Utah, the architect for Art Space Commons. "We knew that USG was going to produce a roof board with glass-mat facer and we were eager to try the new board based on our experience with the quality and service the company has always provided us," Howe added.

Working with Jim Sheltmire and Paul Schnieders of D7 Weather Protection System, Park City, Utah, representatives for GAF and USG roofing products in Utah, Howe was able to secure the initial production run of the new glass-mat roof board for the Daybreak project which arrived just in time to start the roofing work. "We were excited to work with Noorda and that Daybreak Apartments was the first project for our new glass-mat roof board," said Sid Teachey, USG Securock national sales manager.

Given this project's wood framed construction, a fire barrier was required. Securock glass-mat roof board meets Factory Mutual (FM) class 1 and Underwriters Laboratories (UL) Class A fire ratings for unlimited slope in fire barrier applications per

UL 790 making it a perfect match for the project requirements.

The glass-mat roof board is ideal for use in low-slope commercial roofing systems. In addition to providing fire protection, building professionals can enhance the durability of the entire roofing system when they use the glass-mat roof board as a cover board in single-ply mechanically attached systems. Also, with its specially treated core and high-performance glass-mat facer, the product is moisture and mold resistant scoring a ten, the highest score for mold resistance on ASTM D3273.

"Our workmen are very pleased with the way the board handles and the ease of cutting," said Howe. "We are satisfied with the performance qualities of the product. The way it works in the hands of the men installing it is paramount to us."

So next time you fly in to Salt Lake City International Airport keep an eye to the west valley and when you see that huge apartment complex with the gleaming white Energy Star roof, know that it is protected for many years to come through the combined efforts of Noorda Architectural Metals, USG Corporation, and GAF Material Corporation. The first phase of Daybreak Apartments is expected to open soon.