

Project:

Bridge Village Apartments

Location:

Sault St. Marie, MI

Roof Area:

30,000 Square Feet

Completed:

2009

Manufacturer:

IB Roof Systems

System:

Mechanically Attached
80 Mil Tan Membrane

BRIDGE VILLAGE APARTMENTS

Nothing lasts forever, but don't tell that to IB Roof Systems. Their roofs are built to last.

In 30 plus years, the Eugene, Oregon-based IB Roof Systems (IB) has experienced zero material failure prior to warranty maturity dates. That's zero with a capital "Z." That's no material failure for roofs located in such diverse climates as Hawaii and Alaska, opposite extremes seemingly designed to test the reliability and durability of a product that, let's face it, we can't live without.

It was this proven track record that caught the eye of the management at Bridge Village Apartments in Sault St. Marie, Michigan, home of the International Bridge to Canada.

The complex, centrally located on five acres of natural wooded surroundings, has apartment buildings, garden, low-rise apartments and town homes. In short, Bridge Village has it all.

Or nearly all. In recent years it became clear that the residents of Bridge Village were in danger of not having a roof over their heads. Literally.

The original 30,000 square feet of roofing – that of a leading IB competitor – had, after 17 years, finally come to the end of the line. The top-weathering surface had all-but disappeared to the weave and a replacement needed to be found. A new system was necessary and Bridge Village – with an eye firmly on the bottom line – went looking for the best.

That's where IB came in. Bridge Village wanted a system that not only made sense



economically in the short term, but one that made even better sense in the long run. The solution was the 80 mil membrane, a single-ply polyester-reinforced PVC membrane.

The concept was first developed in Europe and the system later perfected by IB. The top weathering layer is up to 250 percent thicker than other manufacturer's products and has become the industry standard throughout the flat roofing market. And proven to last.

IB's enviable track record includes a massive 550,000 square-foot project for the Harrisburg, Oregon school district. Three decades after installation, the roofs in Harrisburg remain 100 percent leak free and recent tests have shown that the elasticity was unchanged since 1978.

"This is where IB really made the difference," according to IB Territory Manager Marshall Ryerson. "The Bridge Village management was unhappy with having to re-roof after only 17 years. We had just what they were looking for. The 80 mil membrane is the industry standard, notable for its long-term service life. If you have a roofing problem, we have the answer."

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Project Profiles

The solution to Bridge Village's problem was elegant in its simplicity. IB's 80 mil membrane was nearly double the thickness of the original membrane, a difference that will pay off in any number of ways, not only over the lifespan of the roof itself, but more immediately in substantial savings for both heating and cooling the buildings throughout the complex.

In the case of Bridge Village, management went with tan IB membrane, one of six standard colors. The tan membrane blended in with the geographic surroundings and the existing membrane colors. Bridge Village was a re-cover project vs. a complete tear off. Indeed, 90 percent of IB systems can be installed over existing rooftops.

It's a system that works out for everyone. Chris Piche, the owner/president of the Sault St. Marie-based Kaysner Construction, is a true believer. Kaysner has finished work on the first phase of the project, completing two buildings, with six more to go. His family has been in the construction business for close to 70 years and he's never seen a product like IB.

"I'm tremendously impressed," Piche said. "My foreman, my installers, everyone agrees that this is the best roof we've ever come across. It's a great product. In fact, we're planning on phasing out all the other roofing systems we've used in the past. It's so versatile; you have so many options, that we really don't need any other system. IB has it all." The key to the system is the overlapping, hot air welded seams that create a physical bond between the top and base films, two separate sheets of IB membrane. The welded seams are the strongest part of the system, designed to withstand constant ponding water, the leading cause of roof leaks. IB even puts it in writing, all part of the 25-year, 100 percent material warranty for commercial projects.

Once secured with IB heavy-duty fasteners, which secure the membrane to structural steel or wood, the project is

complete and all your roofing concerns are addressed and answered.

Another piece of good news is that the environmental benefits of IB roofs are clear as well, going hand-in-hand with all of the practical and economic advantages of the system.

When it comes to the environment, IB has always been ahead of the curve. Some companies talk a good game, but the benefits of an IB roof are easily quantified.

Under the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, a project potentially stands to gain points in several important LEED categories, including Site Development, Stormwater Design, Heat Island Effect, On-Site Renewable Energy, Materials and Resources and Recycled Content.

Additionally, IB roof membranes are registered with the Cool Roof Ratings Council, which covers solar reflectance and thermal emittance. The system also meets and exceeds Energy Star requirements and the IB white membranes are fully Title 24 compliant and at the same time, 100 percent recyclable.

Marshall Ryerson sums it up well. "IB has a motto that we live by. 'A good roof is one you can forget.' Once installed, your worries are over. We don't think that's too much to ask."