

PROJECT PROFILE: Salem Community High School

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PROJECT NAME

Salem Community High School

PROJECT LOCATION

Salem, IL

CONTRACTOR

American Roofing Solutions
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CRFC's SeamlesSEAL™ ULTRA HSLV Silicone Coating Restores Illinois High School Roof

About 60 miles east of St. Louis sits the town of Salem, Illinois. Salem is home to around 7,500 residents and is the county seat of Marion County. Salem Community High School (SCHS), a public school for students in ninth through twelfth grades, draws its students from smaller town across the county and serves as one of the largest venues in the area attracting thousands of people for various events each year. By early 2019, however, the high school's 20-year-old roof had seen better days and had begun to leak.

American Roofing Solutions, a company based in Murphysboro, Illinois, was asked to submit a bid for the 49,000-square-foot project. American Roofing Solutions (ARS) is a full-service commercial and industrial roofing company with over 40 years of experience installing a wide variety of roofing systems. The Salem Community High School project had two main requirements – the project had to be completed during the 2019 summer break and that the system had to have a 20-year warranty from the manufacturer.

In January 2019, ARS attended a pre-bid walkthrough of the facility. The high school had asked for a design build solution that would include a 20-year manufacturer's warranty. After taking several pull tests and core samples and doing a complete thermal scan of the roof, the ARS team went to work and came up with two options for the school board.

Option 1: Completely remove the existing roof, along with insulation and associated hardware, and install a new Carlisle single-ply roof.

Option 2: Make the necessary repairs to the existing roof, including removing and replacing membrane and insulation in areas found to have damage or moisture. Then, restore the existing EPDM system with CRFC's SeamlesSEAL ULTRA HSLV Silicone Roof Coating System.



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Both options included cleaning and repainting of drain covers, gas lines, and electric conduit, new synthetic blocking for lines and conduit, and new walkway pads throughout. Both options included a Carlisle 20-year system warranty.

The school board was new to the idea of roof coating restoration, but with their trust in American Roofing Solutions, their confidence in Carlisle products, and the substantial cost savings available, they decided to go with the CRFC's SeamlesSEAL ULTRA HSLV Silicone Restoration System.

SeamlesSEAL ULTRA HSLV is a single-component, moisture-cured, fluid-applied silicone coating that is specially formulated to meet low-VOC requirements. Once cured, the silicone coating membrane offers excellent resistance to water intrusion, UV exposure, and natural weathering. SeamlesSEAL ULTRA HSLV is designed to provide protection for a wide range of building surfaces. It is excellent for waterproofing and restoring existing roof systems, offering superior leak protection, weatherability, and resistance to ponding water.

The school project had roofs on multiple levels. The deck is poured-in-place lightweight concrete with a slope toward interior drains. On June 10, 2019, ARS started moving their equipment on site. After a few days of moving in and setting up safety lines, they began pressure washing the roof. ARS ran four pressure washers ahead of a repair crew, who made any necessary repairs to sections after they had been cleaned.

About American Roofing Solutions

American Roofing Solutions is a full service commercial and industrial roofing contractor, offering a full complement of roofing solutions. These include roof systems, roof repair, maintenance programs, roof inspections, and emergency repair. ARS is known for their reliability and professionalism. Their commitment is to provide their clients with the best possible roofing solution.



**Silicone
Coating**



**Roof
Restoration**



Cost-Effective

Once the pressure washing crew was done, a process that took several days, they fell back behind the repair crew and began painting the drains and gas lines and replacing the old, treated lumber blocking with new synthetic blocking. The pull test results allowed for a direct-to-membrane application of the roof coatings, so the crew began embedding fabric between two layers of SeamlesSEAL ULTRA HSLV base coat.

While doing seam work, the crew put down spot patches of coatings next to the existing blocking in order to be able to move the blocking to a spot that had time to cure. New mastic was made from fibers and applied at all terminations.

With the seam crew far enough along and the seams having time to cure, it was time for the roof coating to begin. Once the ARS crew completed coating the roof, it was time to install the walkway pads.

ARS worked the project from the top down, so their safety lines were continually moving closer to the ground as they completed sections. As soon as each section cured, the site superintendent would inspect the section and any necessary improvements were immediately addressed.

Even though June 2019 was one of the wettest on record, and the first part of July was no different, the ARS team was able to complete the project before students returned to school. The project turned out to be such a success that the school board contracted American Roofing Solutions to do another eight sections of roof (32,000 square feet) during the 2020 summer break, and more projects are in the works for summer 2021.



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