




LEFT, AERIAL VIEW OF THE LUXURY APARTMENTS IN COSTA MESA, CALIFORNIA. BELOW, INSPECTION OF THE FINISHED ROOF ASSEMBLY.



## Attention to Detail

### *Small Details Pay Big Dividends for Luxury Apartments in Southern Calif.*

by Charmaine Balian, All Style Industries

 The intersection of Walnut and Lake is within walking distance from Cal-Tech and the trendy shops of historic Downtown Pasadena, Calif. So when Trammel Crowe Residential of Costa Mesa began developing an entire city block of luxury apartments, they knew they had a winner. After all, the tenants could even watch the Tournament of Roses Parade pass right under their balconies.

Experienced builders like Trammel Crowe understand the importance of putting together a good team. On large projects, the devil is often in the details, so when choosing a roofing contractor on this project they worked closely

with Lawrence Evensen, president, All Style Roofing Specialists, Thousand Oaks, Calif. "This project's staggered roof design, building height, and access offered a host of challenges," said Evensen. "The owners of the project insisted that we take extra precaution to ensure a bullet-proof, long life roof since access to the roof areas after completion would be severely limited due to the layout and location of the development."

For extra assistance Trammel Crowe brought in D7 Consultants, Newport Beach, Calif., roofing and waterproofing specialists, to work closely with All Style to approve specifications, review bid documents, and pro-



vide continuous on-site inspections. Issues such as building height, foot traffic, and tight mechanical equipment locations made choosing the type of flat roof covering fairly straightforward. CertainTeed's Four Ply (NB-N-B4) 20-year NDL roofing system adapts well when installed on confined or small roof areas. "Just to make the 4-ply system a little more bulletproof, we kicked it up a notch to a 5-ply (N-N-B5) built-up smooth surface roof over a protective layer of rosin sheet," Evensen said. And with the blessing of D7 and CertainTeed's Technical Services group, the specification was written.

However, a much less obvious detail remained. The Walnut street project included 265 luxury dwellings, and each apartment had central air conditioning. The locations of the heat pump compressor units for each apartment were rooftop mounted on platforms on the flat areas of the buildings. Each compressor unit had a pair of copper tubes and one low voltage conduit that would penetrate the structure through the newly installed roof system membrane. The condenser tubes and wire conduit, or "line sets," can be a prime source of water intrusion inside a building. This problem is complicated by the fact that one of the copper tubes includes insulation, and water that gets inside the insulation follows the tube like a highway through the walls of the building, ultimately creating a leaking apartment. The first floor apartments were five stories below the roof decks, so a leak at ground floor could create hard to identify long-term problems. The line sets had to be waterproofed.

As a solution, All Style suggested using their patented EPDM Rubber Storm Collar umbrellas. The All Style three-hole line set collars isolate and waterproof each of the three independent components of the line sets, and secures them with a stainless steel hose clamp. All Style demonstrated how effectively the line set collars fit over the top of a standard lead pipe jack, and explained the favorable economics of using their simple storm collar system.

A plan was put in place to have each line set enter the building through one 8" high lead pipe flashing installed into the roof system following standard CertainTeed construction details, CT-11 or CT-12. Then All Style's Line Set Storm Collars would be installed by sliding the line sets into the pre-molded nipples, and placing the Storm Collars over the already installed lead flashings. A stainless steel hose clamp on each of the three nipples would permanently secure the Storm Collar to each flashing. Storm Collars create the perfect counter-flashing for lead pipes by creating a waterproof umbrella, which keeps the water on the roof.

"These Storm Collars are great. Let's use them," said Joe Daniels, owner, D7 Consultants, after the demonstration. "These are a simple solution to a common problem we find on the roofs we work on."

Paying attention to the small details of a roof project makes the difference between a successfully waterproofed roof and a nightmare that keeps on giving. After over six years, simple solutions like All Style's Line Set Storm Collars have made the Walnut Street Project a success story. The roof is watertight and maintenance-free.

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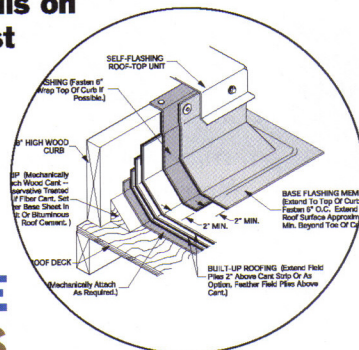
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