

Dalton, GA, Warehouse

JOB PROFILE



The Project

Project Name: Dalton, GA, Warehouse

Square Footage: 1.28 million square feet

Start date and completion date:

March 3, 2020 - June 17, 2020

Contractor Name: Specialty Roofing & Coatings, Inc.

System Type: Induction welded TPO



In spring of 2020, Specialty Roofing & Coatings took on a huge project – a 1.28-million-square-foot warehouse in Dalton, Georgia. The existing metal roof had developed leaks and was past its prime. The building owner was looking for a cost-effective re-roofing solution that wouldn't disrupt operations at the warehouse. Additionally, the new roof had to achieve an FM 1-90 wind uplift rating.

The roofing contractor, Specialty Roofing & Coatings, recommended an induction-welded TPO roof from Versico Roofing Systems. On this large, FM-insured project, the isoweld® Field Fastening System was selected because of its quick application and excellent wind uplift ratings. This non-penetrating system uses the same fastener and plate to secure the membrane and insulation to the deck, creating an FM-approved assembly with no point of entry for moisture. The isoweld system can be installed directly over the old roof so no tear-off is necessary, and it provides superior wind uplift performance compared to traditional mechanically fastened assemblies.

The Products

- Polyiso flute fill
- Polyiso cover board
- 60-mil white VersiWeld® TPO – 12'-wide rolls
- isoweld Field Fastening System



The Process

Because it was such a huge project, Specialty Roofing loaded the roof in phases with a crane. They began by cleaning any debris off the roof and then installed a pressure-treated wood nailer that was secured into the existing purlins along the entire perimeter.

The Specialty Roofing crew then installed new 1.25-inch polyiso flute fill insulation in one area and 3-inch Polyiso flute fill in another area to create a level surface. Then they installed a one-inch layer of Polyiso cover board and fastened per Factory Mutual (FM) 1-90 codes.

The next step was installing the 60-mil white VersiWeld TPO membrane sheets by fastening into purlins using FM guidelines. Because the roof was so large and wide-open, Specialty Roofing used Versico's 12-foot-wide TPO sheets for fewer seams and better productivity. Once all the membrane had been installed, the crew flashed all pipe and curb penetrations, installed counter flashing to curb penetrations, and installed the edge metal.

The project was completed in three months and received a 20-year Total System Warranty. Brandon Smith, a sales rep for Versico Roofing Systems, said, "The crew did a phenomenal job on this million-square-foot project for an FM-insured client."



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