

Re-roofing

A large portion of the commercial/industrial roofing market involves installing roof systems on existing buildings. The two options available to a roof designer are either a complete or partial tear-off or a re-cover.

Complete tear-off, the most conservative re-roofing approach, means removing the existing roof system down to the building's structural deck. This approach ensures that all wet or damaged insulation is removed, and allows for a thorough inspection of the substrate to confirm its type and condition. Refer to the insulation specifications in the Insulfoam Roofing Manual when incorporating InsulFoam insulations in a complete tear-off application.

Partial tear-off typically means removing the existing roof system's membrane and allowing all or a portion of the insulation system to remain. This less conservative approach allows for an inspection of the existing insulation system to verify its condition. Any wet or damaged insulation could be replaced at this time. However, it may not allow for verification of the structural deck's condition. Refer to the insulation specifications in the Insulfoam Roofing Manual when incorporating InsulFoam insulations in a complete tear-off application.

Re-cover, the least conservative re-roofing approach, means that the existing roof system is left in place, and a new roof system is placed on top. Refer to the insulation specifications and the re-cover specifications (if using R-Tech) when incorporating InsulFoam insulations in a re-cover application.

The decision to perform a re-cover or tear-off should be made by a design professional who represents the building owner. When a re-cover or partial tear-off approach is taken, it is critical that any wet or damaged components of the existing roof system are removed.

To ensure a successful installation, there are basic considerations to be given any re-roof project:

- All wet or damaged materials must be removed.
- It must be possible to positively attach the new roof system to the substrate.
- The structure must be able to support the weight of the new roof system.
- Local codes should be consulted to ensure that re-cover applications are allowed.
- Consider the addition of Tapered InsulFoam or roof drains in order to improve the overall drainage of the roof system.

Re-cover Consideration

Insulfoam's R-Tech Fanfold Underlayment has been specifically designed for re-cover installations. The following are just a few of the advantages that R-Tech has over other cover boards:

- **Labor Savings** R-Tech Fanfold comes in 200-sq.-ft. bundles, and is lightweight enough that the average roof mechanic can carry an R-Tech bundle under each arm (a total of 4 squares). Competing 4' x 8' re-cover products would require 12 sheets to cover 4 squares.
- **User-Friendly** The R-Tech manufacturing process ensures that it will lay flat during installation, eliminating the thermoplastic roof system seam-welding issues that are experienced with other fanfold products.
- **Versatile** The unique polymeric-laminate facers allow single ply membranes, including PVC, to be installed directly over R-Tech, without additional slip sheets or divorcement. Consult the PVC membrane manufacturer.
- **Cost-Effective** R-Tech is typically less expensive than other re-cover products, requires fewer fasteners per square foot, and is easier to handle.
- **Proven Performance** The same fundamental chemistry has been in use since the mid-1950's, so the actual performance of the product is well known.
- **Water-Resistant** R-Tech Fanfold Roof Sheathing does not readily absorb moisture from the environment, and will not deteriorate in the presence of moisture like most other re-cover boards.

