

## R-Mer® Lite Preserves the Life and Look of Historic Building

Avista Corporation | Spokane, WA

## PUBLIC UTILITY

### CHALLENGE

Along the Spokane River in Spokane, Washington, stands a four-story, red brick building with arching windows and parapet walls. Built in 1911, it once housed steam-generating equipment that powered downtown Spokane. Today, that building, known as Ross Park, is an equipment warehouse for Avista Corporation, the Spokane-based energy company.

Recently, Avista recognized that the Ross Park structure had some serious concerns. The low-slope roof had several leaks, and bricks were falling from the deteriorating clerestory and parapet walls, which were crowned with decorative tiles that were cracked and decayed in many areas.

The company wanted to repair the damaged brickwork while preventing future problems. With regard to the roof, the need was for a system that would prevent leaks, improve drainage, and accommodate the full-length, center-mounted skylight — all without adding more weight than the historic structure could handle.

Avista's project manager, Rod Staton, offered the challenge to Dan McDonald, a representative of The Garland Company, Inc.®, a Cleveland, Ohio based manufacturer and distributor of high-performance roofing solutions. "If I give Dan a problem to solve, he responds with a design and all the details, usually the next day," explains Staton. "Garland does all our roofs, because they deliver the best products and service in the industry."

### SOLUTION

After a thorough appraisal of the Ross Park building, McDonald determined that both the masonry and roofing problems could be effectively addressed with Garland's R-Mer Lite® insulated steel roofing system. The ENERGY STAR® qualified system features a unique free-floating, self-venting flashing design. Its lightweight steel composition is less than ¾ of a pound per square foot installed, a particular advantage for the Ross Park project.

After masonry contractors repaired the damaged brickwork, Krueger Sheet Metal of Spokane, installed the R-Mer Lite roof system directly over the existing roofing. The new roof includes a custom-designed skylight-edging treatment and a decorative parapet-rim cap, all fashioned from Garland's factory-painted flat stock. Drainage crickets were added to eliminate the ponding water that occurred along the exterior walls. Workers then wrapped the parapet walls, clerestory walls, and roof soffits with R-Mer Lite wall panels, permanently shielding the brickwork from further weather- and moisture- induced damage.

R-Mer Lite panels are made of approximately 66 percent recycled steel and are delivered in easy-to-unwind rolls. Installation requires no torches, kettles, or volatile solvents. "One of the amazing things about this system is that it goes on so fast," says Staton. The Ross Park project — which totaled 32,979 square feet — was tackled in two phases, each completed within a month.

Staton expects the roof system's benefits, however, to last a very long time. "We fully expect to get 25 to 30 trouble-free years from this system," he explains. "We installed our first R-Mer Lite system back in 2000, and I'm a firm believer in this product. Nothing beats it in terms of performance and life-cycle cost," he explains.

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### Dan McDonald

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Rod Staton  
Project Manager  
Avista Corporation



**Project:** Avista Corporation  
**Location:** Spokane, WA  
**Garland Rep:** Dan McDonald  
**Contractor:** Krueger Sheet Metal of Spokane  
**Materials:** R-Mer Lite®