

White-Knight® Coating Restores Storage Facility

Bethel Self-Storage – Four Winds Corp. | Bethel, CT

CHALLENGE

When you're in the business of protecting your customers' valued possessions, leaking roofs are not an option. For over 20 years, Bethel Self Storage has been providing highly accessible self-storage units to homeowners in need of convenient, temporary storage. But after two decades of service life, the roofs on seven of its metal buildings were showing signs of wear. Over time, the self-taping screws with neoprene washers, used to through-fasten the metal panels, had begun to loosen, as the washers gradually deteriorated and became brittle. In addition, the panels themselves had begun to rust. To prevent water from penetrating the buildings, the facility owners requested assistance from Garland representative, Steve Botelho.

“It was a pretty elaborate job, with all the cleaning and coating, but Steve was on top of it, overseeing the contractor’s work to make sure things were done right.”

Paul MacKay
Co-Owner
Bethel Self-Storage

SOLUTION

Botelho explains, “Because the owner was proactive in identifying the problem before serious damage was done, we were able to use Garland’s White-Knight® multipurpose, high-build urethane waterproofing coating to restore the waterproofing protection of the existing roofs.” Working with local contractor, Quality Improvements, Botelho mapped out a course of action to ensure success.

First, the seven roofs were prepped using a mixture of cleaning fluids, scrubbed with a bristle brush, and pressure washed, and every fastener was retightened and caulked, using Garland’s Tuff-Stuff™ True White moisture-curing, single-component non-sag polyurethane sealant. Stripped fasteners were replaced using larger diameter fasteners.

Once these repairs were complete, Rust-Go® high quality red oxide metal primer was used to neutralize the rusting and to ensure good bonding of the topcoat. The contractor then reinforced all the overlapping metal seams, applying the White-Knight restoration coating in an eight-inch strip, and then embedding it with Garland’s Grip-Polyester™ Soft reinforcing mesh. Finally, the White-Knight coating was sprayed over the entire roof surface at the rate of two gallons per square to ensure an even coating.

According to co-owner Paul MacKay, “It was a pretty elaborate job, with all the cleaning and coating, but Steve was on top of it, overseeing the contractor’s work to make sure things were done right.”

Botelho concludes, “By being proactive, the facility owners were able to restore their roofs for a fraction of the cost of replacement. The 46,500-square foot project looks great and was completed on schedule in June of 2008.”

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SELF-STORAGE



Project: Bethel Self-Storage
Location: Bethel, Connecticut
Garland Rep: Steve Botelho
Materials: White-Knight®
Rust-Go®
Tuff-Stuff™