

White-Knight® Coating Gives High-Rise a Life

The Lofts – Eenhoorn LLC | Grand Rapids, MI

HIGH-RISE

CHALLENGE

Downtown, and the living is easy. That's the allure of The Lofts, a recently refurbished six-story apartment building in the heart of Grand Rapids, Michigan. Grand Rapids-based Eenhoorn LLC, which owns and manages the building, had infused The Lofts with trendy appeal and attractive amenities. But up on the roof, work remained to be done.

"The building's EPDM rubber roof had been retrofitted over a built-up roof that was topped with flood coat and gravel. The roof had a number of leaks, and there was evidence of wet insulation," explains Jeremy Brunan, a representative of The Garland Company, Inc.®, a Cleveland, Ohio-based manufacturer and distributor of high performance roofing solutions.

Eenhoorn hoped to avoid a tear-off and re-roof. The company's objective was not only to save costs, but to spare the environmental impact of discarding the old roof to a landfill. It also wanted a roofing solution that would heighten the building's energy efficiency. "Beyond repairing the roof, the customer was concerned about sustainability and LEED® standards," says Brunan.

SOLUTION

Brunan approached the challenge by first performing a thorough roof inspection, which included an infrared scan. When the scans revealed only minimal moisture invasion, Brunan felt confident recommending restoration, rather than replacement, of the existing roof.

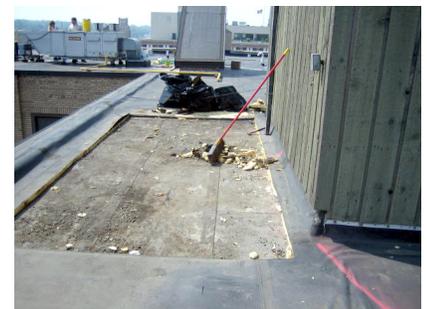
Brunan's choice for the job was Garland's White-Knight® multi-purpose, high-build urethane waterproofing coating, which is designed to maintain, restore, and upgrade the performance of existing EPDM, CSPE, and PVC single-ply membranes. ENERGY STAR® qualified White-Knight coating is uniquely formulated to provide additional waterproofing protection to aged single-ply roof systems. It also imparts a super white, highly reflective surface that dramatically reduces rooftop temperatures, thereby lowering interior cooling demands.

Handling the installation was Ostrander Roofing, Belding, Michigan. Crews first removed and replaced water-damaged insulation. Then, after reinforcing all seams with polyester soft roll, they coated the 10,800-square-foot roof surface with White-Knight coating.

From start to finish, the entire project took just two weeks and was virtually non-destructive. The restored, highly energy-efficient roof is covered by 10-year, no-leak warranty from Garland. Just as important, the White-Knight restoration answered Eenhoorn's wish for an environmentally sustainable solution that spared the waste and expense of land-filling.

Today, Eenhoorn LLC can confidently claim that the quality of The Lofts extends from the sidewalk to the rooftop.

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Materials: White-Knight®