Project Experience

Accountability, by Design®

ROOF REPLACEMENT AND BUILDING ENCLOSURE REPAIRS

CUSTOMER Building S
Lakeland Community College
Kirtland, OH

PROJECT COMPLETED 2013

PROJECT DESCRIPTION

This facility, which was built in the 1980s, was exhibiting moisture intrusion, air leakage, and condensation problems. Garland/DBS Inc. (GDI) responded with:

1. An engineering analysis of the exterior building envelope to examine sources of moisture intrusion and air leaks and the general condition of aging building materials. Roof and wall transitions between the brick and glass structure and the masonry structure adjoining it were found to be the source of most of the problems
2. The 17-year old ballasted EPDM rubber roof was replaced with a 2-ply modified bitumen roof using a cold process urethane adhesive and a reflective coating
3. Select insulated glass units in the curtain wall enclosure and wall panel tie-ins were replaced to stop air leakage and condensation issues
4. Additional sealant work, tuck pointing, and new through-wall flashing resolved all remaining problems
5. The incorporation of environmentally responsible building systems has helped Lakeland support its roofing education program, which uses this and other roofs (including a vegetative roof) previously installed by GDI to demonstrate green construction techniques