FEFPA 2020 WINTER CONFERENCE

Roofing Materials, Installation Methodology and Warranties in 2020
Danny will share with you his “Intellectual Property”

Roofing Materials, Installation Methodology and Warranties in 2020

Presented by:

Danny Stokes
G. Daniel Stokes, CSI, CDT, RCI, CPRC
President, Senior Roofing Consultant, Roof Advisors Inc.

I have over 40 years of experience in roofing systems and have presented at FEFPA many times in the past 20 Years.
About Danny Stokes

Commercial Roofing Expert

Danny Stokes is a trusted commercial and residential roofing consultant with over 40 years of experience. Originally from Chicago, Illinois Danny moved to South Florida in 1983 to pursue his career in roofing.

Danny is the former Corporate Vice President of Advanced Roofing Inc., Florida largest commercial roofing contractor and top 15 in the country. Also, past President of the Roofing Contractors Association of South Florida Dade-Broward and Palm Beach. While at Advanced Roofing he helped grow the company to over 100 Million Dollars per year in revenue. After 26 years he retired from Roof Contracting to start Roof Advisors Inc., a Roof Consulting Firm.

With more than four decades of experience in the Roofing Industry, Danny is an expert qualified in every type of roofing systems including shingles, tiles, built-up, modified bitumen, single-ply, PVC, coatings and metal.

As a former roofing contractor, Danny has managed all aspects of a roofing project from sales and estimating to construction and litigation. Danny has also written numerous articles on roofing and the Florida Building Code, published in industry-wide periodicals, as well as presented at major conferences around the United States.
How Does The Big Green Manage Their Roofs?

Roofing

• NO Torch “FLAME”
• Stainless Steel Metal (NO Aluminum or Copper)
• R-19 Insulation
• Moisture Test at the Completion of Roof
• 5ft Spacing on Bracing Maximum
• FM Global Fastened Insulation
• NO Light-Weight Concrete
• Roofing Projects Nov-April Only (NO Roofing May – Oct)
• Same Roof Systems Consistent on Properties
• Multiple Quality Control Inspections

New Construction

• Minimum 3ft-High Parapet Walls
• 22-Gauge Metal Deck
• ¼” Per Foot Slope
OVERVIEW

What Does Commercial Roofing Look Like in 2020?

Liquid Roof Coatings Systems

Single-Ply Roof Membranes

Foam Adhesive

Warranties

Questions
WHAT DOES ROOFING LOOK LIKE IN 2020?

Materials are evolving away from the traditional asphalt-based adhesive and roofing systems.
VELCRO

- Can you believe it?
LIQUID ROOF COATING SYSTEMS TYPES

- Acrylic
- Silicone
- Urethane
- Resin
- Polyester or Fiberglass Reinforcing Mat/Fabric are becoming very popular.
LIQUID ROOF COATING SYSTEMS BENEFITS

• Have Much Less Aroma Than the Asphalt Products.

• Very Environmentally Friendly & Highly Reflective.

• Custom Built Roof Manufactured On-Site to Fit Your Roof Challenges.

• Select Coatings Can Withstand Ponding Water.
Acrylic

Benefits:
• Economical
• Metal Roofs
• Water-based
Acrylic

Benefits:
• Economical
• Metal Roofs
• Water-based
Silicone

Benefits

• Highly-Reflective
• Good for Ponding Water
Silicone

Short Falls
• Gets Dirty
• Shorter Shelf Life
Urethane
Urethane
Resin

- Resin and Polyester Mat
Resin

- Resin and Polyester Mat
Polyester/ Fiberglass Reinforcing Mat/Fabric

- Spray spatter full coverage
Polyester/ Fiberglass Reinforcing Mat/Fabric
SINGLE-PLY ROOF SYSTEMS
## SINGLE-PLY EVOLUTION/ PROS & CONS

### PROS
- Light Weight
- Elongation
- Totally Adhered
- Highly Reflective
- Reinforced

### CONS
- Prone to Blow Offs
- Shatters
- Mechanically Fastened
- Gets Dirty
- Unreinforced
SINGLE-PLY ROOF MEMBRANE THICKNESS

• Now available in much thicker membranes.

• 80, 90 & over 135 Mil Membranes now are taking the place of the traditional 45 & 60 Mil Standards of the past.

45 MIL  VS  80 MIL
60 MIL  VS  90 MIL
135 MIL

Benefits:
➢ No exclusions for ponding water
➢ Light weight installation
➢ Much lighter than traditional built-up roofs
THE ROBOT
The 2020 Roof System is Less Than 1/3 the Weight of a 1980’s Roof System.

• Allows for More Economical Alternatives in Structural Metal Decks
• Expanded Bracing
Yellow Spaghetti (Roof Protection)
FOAM ADHESIVE

THE NEW ASPHALT
FOAM ADHESIVE

• Foam is a Tenacious Adhesive
• “Positive Pressure”
• Now used in Adhering Roofing System Components.
  ▪ Insulation
  ▪ Single-Ply Membranes
  ▪ Base Flashings
  ▪ Concrete and Clay Roof Tiles
Two Component Spray Foam Adhesive
INSULATION

Splatter Adhesive Technique

Ribbon Adhesive Technique
CONCRETE AND CLAY
TILE INSTALLATION

Set in Foam Adhesive

WRONG WAY

RIGHT WAY
FOAM ADHESIVE BENEFITS

• There is Virtually No Smell
• Uplift Pressures are the Highest in the Roofing Industry.
• Miami-Dade and Florida Approvals
• Miami Dade NOA 989 PSF Approved
• Foam is much lighter than asphalt
• More economical
• More ergonomic
• Alternatives in structural design of buildings allows for the possibility of lighter gauge steel in the construction of the building.
When Are We Going to Stop Drilling?
ROOF WARRANTIES
**FLAT ROOF WARRANTY HISTORY**

- **1980-90’s:** Traditional in the 80’s was a 10-15 Year Material and Labor Warranty (Prorated)
- **2000+:** 20 Year Material and Labor NDL (No Dollar Limit) Warranty
- **2020:** 30 Year Material and Labor NDL (No Dollar Limit) Warranty
- **Roof Tile Underlayment:** 30 Year Material and Labor Warranty
ROOF WARRANTIES IN THE FUTURE

Warranties Are Now Offering Items Building Owners Have Been Asking Manufacturers for Years, NOT TO EXCLUDE.

What are the new items they are offering?

• Accidental Puncture Resistant Warranties
• No Exclusions for Ponding Water
• Consequential Damages to the Interior of the Buildings.

Now will cover Damage to the Interiors Contents,
Computers, Drywall and Flooring.
QUESTIONS?
THANK YOU FOR ATTENDING

Contact Danny Stokes
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