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Roofing

THE INDUSTRY'S VOICE

Standing Up to Mother Nature

Office, Retail and
Mixed-Use Projects

→ **BUSINESS SENSE**

Coping With Rising Material
Costs

→ **THE HUTCHINSON FILES**

Case Study Reveals Key
Lesson in Roof Design

→ **SAFETY**

Inspecting Ladders and Fall
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Better Than Before

Roof of Texas Business Gets New Life After Hailstorm

Large hailstorms are a common occurrence in Northern Texas, so when the roof of CMS Magnetics Corporation in Garland, Texas, started to leak, the company suspected hail had something to do with it.

When CMS purchased its building in 2012, the company applied to its existing roof system a roof coating designed to strengthen the system and protect it from water intrusion. In 2018, however, the roof started leaking to the point that expert guidance was needed to

address the situation.

To help CMS consider its options, Plano, Texas-based CIMA Contractors, LLC, was called in to find the source of the leaks and recommend an efficient, affordable solution. CIMA Contractors is a CertainTeed-credentialed roofing contractor with more than 20 years of experience in commercial roofing and storm damage restoration. After analyzing the roof's existing PVC membrane, CIMA determined that the roof leaks were indeed the result of hail damage from a 2014 storm.

CMS leadership worried it would have to fix or replace the entire roof system at great expense to the company. Trusting in its expertise, CIMA stood by its findings and went the extra step of presenting additional findings to the insurance company so their hail damage claim could be covered.

CIMA met with adjusters, roofing contractors and engineers from the insurance company and conducted a joint assessment. During the assessment, the team conducted forensic work to determine that recent hail



CIMA installed a self-adhering SBS modified bitumen roofing system manufactured by CertainTeed.

had compromised the roof system and was the cause of recurring leaks. This inspired the insurance company to agree to restore the roof to its pre-storm condition.

The existing roof assembly was comprised of a 22-inch intermediate-rib steel deck supporting a 60-mil PVC roof system along with a spray-on coating. CIMA decided to take a different approach – one that would offer a solution with greater energy efficiency, better tolerance for the foot traffic required for facility maintenance, and superior impact



This photo shows the damaged roof before it was replaced.

and weather resistance.

After removing the old roof system, CIMA mechanically attached CertainTeed's FlintBoard ISO insulation to the building's steel deck. In addition to helping the structure meet city building code requirements, the insulation provided year-round indoor comfort. CIMA also installed tapered FlintBoard ISO-T insulation to reconfigure the cricket geometry and sumps in the roof's corners and redirect water runoff to a new drainage system, eliminating standing water on the roof's surface.

CIMA then applied CertainTeed's Black Diamond Base Sheet, a self-adhering SBS modified bitumen roofing membrane designed to provide durability, strength, ease of handling and resistance to moisture and wind-driven rain. A torch-applied layer of CertainTeed's Flintlastic GTA cap sheet topped off the system, providing additional puncture and tear resistance. The new, more resilient system delivered a combined 220 mils of protection.

Thanks to CIMA's professional expertise and high-quality roofing products from CertainTeed, the CMS facility is dry, safe and comfortable for its

employees. For additional peace of mind, the new roof is backed by a 15-year NDL (no-dollar limit) warranty from CIMA and CertainTeed. With their roof problems addressed and their storage areas dry, CMS has expanded its capacity and inventory, paving the way for greater operational bandwidth and profit. **R**

CMS MAGNETICS CORPORATION GARLAND, TEXAS

TEAM

ROOFING CONTRACTOR: CIMA Contractors, LLC, Plano, Texas, www.cimacontractors.com

MATERIALS

BASE SHEET: Black Diamond, CertainTeed, www.certainteed.com

CAP SHEET: Flintlastic GTA, CertainTeed

INSULATION: FlintBoard ISO and FlintBoard ISO-T, CertainTeed