



Cleveland Museum of Art

Science of roofing helps keep art museum doors open

Cleveland, Ohio

Keeping water off of priceless artwork

A leaky roof could dampen the pleasure of millions who enjoy the modern art collection of the Cleveland Museum of Art (CMA).

Tremco Roofing's sales representative Joe Slattery and technical advisor Bob Phillips, with contractor A.W. Farrell, examined the roof and found that part of the metal deck had rusted through. A complete tear-off was necessary. However, the CMA required that there be no leaks during installation of the new roof and that the modern art gallery below remain open.

The team chose Tremco's BURmastic® 200 roof system for the 6,000 square foot job. BURmastic 200 is a cold process, Built-Up Roof system that provides outstanding tensile strength and weatherproofing. With its low odor, the roof could be installed while meeting the goal of keeping the gallery open.

The existing roof's tapered insulation and access challenges made proper construction and tie-in difficult. The solution was to basically build a new roof daily. After each day's tear off, the team installed a temporary roof composed of a 1.5" base layer of flat stock insulation and two plies, ensuring that no deck was exposed. Once they had removed the old roof and insulation, A.W. Farrell moved to the next phase of installing tapered insulation and the remaining three plies over the temporary roof. Besides meeting the CMA's requirements, this process saved a huge amount of time compared to trying to install tapered insulation and five plies after completing a day's tear off. Phillips was on site daily to support the contracting team, ensuring a long-term, quality installation with no leaks during the process.

The Museum received a 10 Year Quality Assurance Plus warranty to keep its roofing system leak free for years to come and its galleries open for art lovers.

Contractor:

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Technical Representative:

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BURmastic 200

- Built up, multi-ply cold process system
- Provides excellent waterproofing coverage
- Extremely durable, superior tear resistance
- Eliminates fire hazards, noxious odors
- Uses VOC-compliant adhesives
- Meets FM Approval standards

10 Year QA Plus Agreement

- Provides roof inspections, preventive maintenance and housekeeping services in specific years during the agreement's life, including:
 - Visual inspection of roof membrane and surface conditions, and flashing systems
 - PM on metal edge flashing components, tears and splits in flashing membrane, and roof membrane repairs
- Written reports following roof inspections

