



Denso International

Restoration, not replacement, saves years and millions

Battle Creek, Michigan

Stopping leaks first, then assuming quality control for all roofs

A multi-national supplier of advanced technological products to the automotive industry, Denso International operates a large manufacturing plant in Battle Creek. The facility's aging, one million square foot, four ply coal tar roof was peppered with leaks, many resulting from penetrations that were installed without meeting NRCA details. To make things right, the company budgeted \$7 million over three years for a new roof.

That's when Tremco Roofing and its service division, WeatherproofingTechnologies, Inc. (WTI) got involved. Their analysis showed that the roof retained enough integrity that it could be restored and maintained instead of being replaced.

WTI removed obsolete penetrations and 4,000 linear feet of walkpads. The walkpads were laid directly on top of the membrane, with heavy foot traffic actually causing much of the roof's damage. After repairing the membrane, the team installed a POWERply Extreme FR and composite ply premium system in BURmastic solvent-free adhesive where the walkpads had been. New walkpads are unnecessary. The exceptional durability and waterproofing capability of the POWERply system will withstand all the foot traffic while helping to ensure a dry building. WTI also reflashed drains and curbs, and installed control joints to relieve stress on the roof's membrane. Total cost of this effort, which qualified as a patch and repair program: \$245,000.

This tremendous support resulted in a new, 10 year program making Tremco/WTI responsible for Denso's roofs; the program has a \$25,000 annual budget. In addition to roof maintenance and repair, Tremco/WTI will work closely with Denso's Construction Division to ensure that any new penetrations meet NRCA and FM Global approval. By taking control of the details, Tremco/WTI kept Denso's roof from failing early and extended its life to the 30 years originally expected, perhaps longer. This will also allow Denso to develop a phased, cost-effective replacement plan. Combining the cost of Tremco/WTI's original work plus the ensuing maintenance expenses, Denso is delighted to see roofing expenditures of \$495,000 over a decade instead of \$7 million over three years.

Contractor:

Weatherproofing Technologies, Inc.
Beachwood, OH 44122
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Tremco Representative:

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POWERply MB Roofing Solution

- Combines the advantages of pre-engineered components with time-tested installation techniques for a fully integrated system that offers long-term problem management for your roof
- Can be either hot- or cold-applied depending on the application need
- Highly puncture resistant with exceptional tear strength and toughness
- Superior weatherproofing characteristics
- Withstands thermal shock, accommodates movement and offers fire ratings depending on surfacing used

PROJECT PROFILE

