

Vacant Industrial Site

Towanda, NY



This building had been used as an industrial site since 1948. The site was host to several industrial and manufacturing companies over the years. The property was vacated in the early 2010's after the soil was contaminated by industrial operations. After an environmental clean up the building was placed back on the real estate market. The property was purchased by a large self-storage company looking to revitalize the abandoned property.

With a planned \$30 million dollar renovation, repurposing this building to host nearly 1,000 climate controlled self-storage units, the roof was the first step in bringing this building back to life. American Roofing and Sheet Metal was brought in by the new building owner to provide a cost effective, but high performing roof. With a gypsum deck, fastening in the field of the roof was not a good option. After comparing WindSmart with other wind vented systems, American Roofing and Sheet Metal decided that a WindSmart System was the best way to recover this roof.

Leaving the current built up roof in place, the contractor loose laid a 1/2" coverboard, then installed an air-sealed, pressure-equalized thermoplastic membrane. The system was attached at the perimeter walls through use of structural wall terminations. This allowed the applicator to install this roof with no fastening into the gypsum deck.

The new roof assembly was designed and installed to achieve:

- Code compliance with wind uplift resistance engineered to ASCE standards
- Continual moisture mitigation through an engineered process of low pressure-controlled air exchange
- A high level of environmental stewardship which avoided tearing off the existing roof and saving those materials from being sent to the landfill.

Owner:

Large Self Storage Company

Roofing Contractor:

WindSmart Approved Applicator

Square Footage:

147,000 sq. ft.

Material and Technology:

60mil thermoplastic membrane,
Air-Sealed, Pressure-Equalized

Year Completed:

2022

Contact:

WindSmart, Technologically-Advanced Roofs
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Technologically-Advanced
Air-Sealed, Pressure-Equalized Commercial Roof Systems®

Key Benefits of the WindSmart® Vented Roof System



Environmental Stewardship

A sustainable long term solution. Roof waste streams are a significant factor in the overloading of landfills. By keeping roof assemblies dry and in place long term, the normal practice of continual tear-off can be avoided.



High Weather Resistance

Greater protection from wind and weather elements. Highly weather resistant roofs require a combination of proper configuration, quality materials and professional installation. The WindSmart Vented Roof System can achieve the highest level of weather protection from wind, rain and hail.



Entrapped Moisture Removal

A roof which can remain dry – long term. The system is laboratory tested and field proven to remove any future entrapped moisture. Ensuring a dry roof is the key strategy for roof longevity, high thermal values and the ongoing recyclability of commercial roof assemblies.



Most Cost-Effective Solution

Lowest life-cycle costs. The WindSmart System can significantly lower initial roof replacement costs. With WindSmart, it is possible to produce the lowest life-cycle cost roof assembly in the marketplace.

WindSmart is driven to support your needs

■ Offering comprehensive technical support

We understand that every project is unique. WindSmart works to understand your needs. We utilize standardized practices to deliver customized recommendations that are tailored to meet your specific project goals.

■ Making your job less difficult

WindSmart provides standardized drawings and value-added services to support the proper installation of the WindSmart system. Our goal is an installed system that performs to everyone's expectations.

WindSmart® Patented WindForce 365° Equalization Vent

WindSmart's patented WindForce 365° Equalization Vent offers the highest performing vented roof system in the industry. WindSmart's technical experience and expansive library of air seal techniques and options are designed to achieve superior performing vented roof assemblies.

