

# Elkay Plastics Manufacturing Facility

Schaumburg, Illinois



Founded in 1968, Elkay Plastics is the leading US supplier of flexible packaging solutions for the food, health care and industrial markets. Elkay is committed to environmental stewardship with an established, well-documented company-wide recycling and waste minimization program.

In late summer 2017, Elkay Plastics purchased a vacant warehouse in Schaumburg, IL. The difficult project challenge was how to achieve a quality roof replacement, without disrupting interior renovation work and all completed by November 1. The standard roofing industry answer was either a full tear-off (up to a 6 month process) with extensive interior protection, or a liquid applied coating (shorter term life expectancy). Neither solution was acceptable.

Fortunately, the WindSmart Approved Applicator determined that a third and better option was available – a WindSmart Systems roof. This unique system transfers wind uplift pressure to the structure of the building while mitigating moisture – key capabilities that are consistently approved by local code officials to achieve IBC compliance. The WindSmart Approved Applicator worked closely with local code officials and independent design professionals to verify the engineered validity of a WindSmart system, as an accepted third roof recover application.

By September, with permit in hand, the WindSmart Approved Applicator began constructing a quality roof assembly. Utilizing 30' wide 60mil EPDM sheets, 6" seam tape and WindSmart enhanced waterproofing details to achieve an even higher quality roof assembly than was originally proposed. Start to finish (with inclement weather) a crew of only six skilled craftsman completed the WindSmart system in only six weeks. Ongoing inspections were performed by WindSmart which verified the quality and workmanship to achieve the 20 year warrantable assembly.

The new roof assembly was designed and installed to achieve:

- Local code official's acceptance of a WindSmart system using proprietary pressure equalization technology for code acceptance even when two roofs and/or moisture are present
- Energy best practice in a northern climate warehouse through the utilization of dark colored membrane
- Fast track installation process (6 weeks vs. 6 months) with no internal disruption to occupants
- Environmental Stewardship – a project aligned with the owner's commitment to waste minimization through best practice of recycling existing roof materials and insulation in place versus the wasteful practice of premature tear-off and extensive landfilling

## Owner:

Elkay Plastics  
Schaumburg, Illinois

## Roofing Contractor:

WindSmart Approved Applicator

## Square Footage:

304,000+ sq. ft.

## Material and Technology:

60-Mil EPDM with enhanced waterproofing details,  
Air-Sealed, Pressure-Equalized System

## Year Completed:

2017

## Contact:

WindSmart, Technologically-Advanced Roofs  
Des Moines, Iowa  
(800) 474-8186 (toll free)  
[www.windsmartroofs.com](http://www.windsmartroofs.com)



**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 utilizes 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.

