

CASE STUDY

Project

Berkley Oceanfront High-Rise
Condominium

Location

Atlantic City, New Jersey

Contractor

Boardwalk Construction

System

40 mil TRITOflex Vapor Barrier
Tapered Polyiso in Foam Adhesive
DensDeck Prime Board
80 mil TRITOflex membrane
20 mil TRITOtherm ceramic coat

Project Size

22,000 square feet

Completion

May 2014

When this roof had to be completely removed, the condo association discovered a premium system at an economical, competitive price.

This 28 story high-rise condominium on the Atlantic City beach needed the 22,000 sf roof replaced after continued leaks and a professional roof survey unveiled all of the insulation was saturated. The two layer roof had become a water bed, especially underneath the EPDM membrane installed at some point over an existing built up asphalt roof. The height of the building, constant foot traffic, and the concrete deck were major obstacles to overcome.

Limited Options

The only option was a complete removal of the existing roof systems installed previously on the concrete deck. However, the condo did have multiple options regarding what system would be chosen to protect their residents. They decided to consider either a fully adhered TPO single ply system or the TRITOflex liquid membrane system. The TPO system would include a 40 mil (1 mm) vapor barrier and 60 mil (1.5 mm) membrane, but rely heavily on adhesives and glues. The Triton solution would provide the same vapor barrier thickness, but 100 mils (2.5 mm) of protection above the roof board with an 80 mil (2 mm) membrane and a 20 mil (0.5 mm) sacrificial coating. When bids came in for both options, the Triton solution was not only lower priced, but the condo association recognized the differences in membrane quality, performance, thickness, and the benefits of having no seams.



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Quality Installation

As the existing roof was being torn off, TRITOflex was sprayed directly to the concrete deck as a vapor barrier and temporary membrane to keep the building watertight, presenting a unique advantage over sheet membranes or permeable coatings. While the vapor barrier was being sprayed all of their leaks started to disappear.

Two layers of tapered polyisocyanurate insulation were adhered directly to the vapor barrier with low-rise foam adhesive. DensDeck Prime cover board was then adhered to the insulation in the same manner. As these components were being installed, the TRITOflex membrane was sprayed over the cover board immediately at 80 mils (2 mm) dry. The new roof was completed with the TRITOtherm ceramic top coat to keep surface temperature down and serve as a sacrificial layer, sustaining the membrane's integrity indefinitely.

The condo association is now happy and dry with the watertight, durable, and seamless TRITOflex system, backed up by an extendable and sustainable material and labor warranty!



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