



# SIKA AT WORK

## RANCK MILL ROAD

## COMMERCIAL BUILDING

## LANCASTER, PENNSYLVANIA

ADHERED EnergySmart Roof® USING  
60 MIL Sikaplan® MEMBRANE IN WHITE

**Sarnafil**

**BUILDING TRUST**



# SIKPLAN BEATS TPO ON MULTI-USE BUILDING

When the roof on the Ranck Mill Road commercial building in Lancaster, Pennsylvania, started to fail, the new owners of the building wanted to find a roof that would last for at least 20 years but was also cost-competitive. The building owners originally considered a TPO roof because of its low price, but Atlantic Roofing Corporation of Green Lane, Pennsylvania, had another suggestion: the Sikaplan Adhered Roof System from Sika Roofing.

## PVC PERFORMANCE AT A TPO PRICE

The Sikaplan Adhered membrane is a cost-effective, PVC membrane with an internal glass mat reinforcement to provide the best dimensional stability for adhered applications, along with a low coefficient of thermal expansion and contraction. And unlike the ever-changing TPO membranes, Sikaplan has a proven track record of successful installations worldwide spanning more than 30 years.

"I prefer the Sikaplan system because it is price-competitive and holds up to contaminants better than TPO, which was an important consideration in case other businesses that produce airborne contaminants move into the building," said Chris Conn, vice president at Atlantic Roofing. "Plus, our experience with Sika Roofing has been very good. They are technically driven, don't cut corners and have been in business longer than any PVC manufacturer in the market."

In fact, Sika representatives were engaged very early in the discussions of the roof. "When we were researching this project, we took thousands of photos, mapped out the roof and had the Sika representative review the design to help us come up with the best plan," Conn explained.

"We were very impressed with the proposal Atlantic Roofing gave us for this installation," stated Michael Esterly, who handles business development for Professional Design & Construction of Landisville, Pennsylvania, the design-build contractor for the building. "They looked at core samples of the existing roof - which was an asphalt-based built-up roof, covered by an EPDM rubber roof and later coated - and did a lot of homework and research. I felt very good with their recommendations for a Sikaplan PVC roof."

## CHALLENGES ON MULTIPLE LEVELS

Atlantic Roofing faced many challenges during the installation of the new roofing system. One was dealing with the multiple roofing systems and deck types.

"There were three different types of decks - metal, gypsum and concrete," said Ryan Storey, senior estimator at Atlantic Roofing. "Wet insulation on the metal deck caused a lot of rust, so in those areas we had to remove the rust, apply red oxide primer on the entire deck and in some places replace the deck."

### PROJECT

Ranck Mill Road Commercial Building  
Lancaster, Pennsylvania

### OWNER

Ranck Mill Road Real Estate, LLC

### ROOFING CONTRACTOR

Atlantic Roofing Corporation  
Green Lane, Pennsylvania

### DESIGN PROFESSIONAL AND GENERAL CONTRACTOR

Professional Design & Construction, Inc.  
Landisville, Pennsylvania

### ROOFING SYSTEM

Adhered EnergySmart Roof using  
60 mil Sikaplan membrane in White

### PROJECT SIZE

64,300 square feet

### COMPLETED

April, 2017







John Mathew, project manager at Professional Design & Construction, pointed out that in addition to the various materials and substrates, there was a lot of mechanical equipment, such as HVAC units, that were removed, leaving numerous penetrations.

The installation also took place in the winter – never an easy feat in Pennsylvania. “Fortunately, the Sarnacol 2170 VC bonding adhesive allowed us to work even in cold temperatures,” Conn remarked.

As with most roof jobs, safety was also a consideration, and Atlantic Roofing’s safety procedures made a big impression on Mathew.

“The first thing they did on day one was unload the safety equipment, which included harnesses and guard rails,” Mathew said. “They were a first class act with safety, and I was very pleased.”

Perhaps the biggest challenge was installing the roof while parts of the building were occupied by tenants, including a party supply rental business and building supply company with a kitchen showroom. “The metal deck over the kitchen showroom was exposed, so we had to make arrangements to protect the items in the showroom from falling dust,” Conn explained. “We also had to make sure tenants were protected from any falling debris and were aware of where we were working.”

“Opening up a roof in winter meant we had to get our arms around what was coming off that day and what was being replaced,” Mathew stated. “Atlantic Roofing did a very good job of matching their schedule with the tenants’ needs.”

Atlantic Roofing also had to schedule inspections with the local authorities and the Sika representative. “There was a lot of coordination involved in this roof installation,” Esterly said. “Atlantic Roofing did a nice job handling it all.”

#### **A PROVEN, PROFESSIONAL SYSTEM**

The Sikaplan roof has survived a typical Pennsylvanian winter – including some big storms – with no problems, according to Mathew. “It was tested by some of the storms we had but it worked out very well,” he commented. “There’s not a leak out there. This was a professional

roofing system and a professional roof installation.”

“I like the competitive edge the Sikaplan PVC gives us, and Sika is a good company with a proven track record,” Conn added. “That’s why I’m now specifying the Sikaplan system a lot.”



# RANCK MILL ROAD COMMERCIAL BUILDING



## WHO WE ARE

The commercial roofing industry has relied on thermoplastic single-ply membranes from Sika for more than 50 years to achieve sustainable roofing and waterproofing solutions.

Sika is a globally active specialty chemicals company. Sika supplies the building and construction industry as well as manufacturing industries (automotive, bus, truck, rail, solar and wind power plants, facades). Sika is a leader in processing materials used in sealing, bonding, damping, reinforcing and protecting load-bearing structures. Sika's product lines feature high-quality concrete admixtures, specialty mortars, sealants and adhesives, damping and reinforcing materials, structural strengthening systems, industrial flooring as well as roofing and waterproofing systems.

Our most current General Sales Conditions shall apply.  
Please consult the Product Data Sheet prior to any use and processing.  
ISO 14001: 2004-Compliant



ENERGY STAR® for roofing products is only valid in the United States  
ENERGY STAR is a trademark of the U.S. EPA.  
LEED® is a trademark of the U.S. Green Building Council.  
Green Globes® is a trademark of the Green Building Initiative

**SIKA CORPORATION • ROOFING**  
100 Dan Road • Canton, MA 02021 • USA  
Tel: 781-828-5400 • Fax: 781-828-5365  
usa.sarnafil.sika.com

**Sarnafil®**

**BUILDING TRUST**

