



SERVICE WORKS
YOUR FULL SERVICE ROOFING CONTRACTOR

“UP ON TOP” NEWS

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HURRICANE PREPAREDNESS FOR YOUR ROOFS

The 2007 Hurricane Season is upon us. Like last year, we are watching storm projections and worrying if our building's roofs will sustain damage. As a building Owner or Manager, preparing for a storm is always wise and should never be overlooked.

If you have not done so already you should have your roof inspected by a licensed roofing contractor. The National Roofing Contractors Association recommends roof inspections twice a year. Here in Florida it is recommended that you have an inspection before and after hurricane season.

A typical roof inspection consists of a thorough visual inspection of a roof system and it's adjacent surfaces, as well as mechanical equipment that can impact the roof systems waterproof integrity. Any items on the roof that can become airborne should be

noted for proper securement or removal. A detailed report should be provided, including a roof drawing and pictures of any areas of concern.

Special attention should be addressed at the perimeter or roof edge fastening system of the roof system. The majority of all roof system failures begin at or are directly related to roof edge details that that were not properly installed or do not meet Florida Building Codes. Recent hurricanes have provided the roofing industry with valuable insight into the importance of “wind tested” roof edge products. It is a known fact that the attachment of the roofing membrane to the building's substrate cannot resist the high wind loads created when a perimeter edge securement fails, or separates from the building. When the edge fails, so does the rest of the roof.

Another factor affecting roof performance is intense high speed winds entering a building through openings, such as shattered windows and open doors. How tightly a building remains sealed during the hurricane often determines the fate of the roof, and in some cases, the entire structure.

Part of the hurricane plan should be to ensure that all landscaping is properly trimmed, any debris around the building is removed, and any objects that become airborne missiles are properly secured.

If your property is damaged by a storm it is important that you take every measure possible to mitigate the damage. An insurance policy requires pol-

icy holders to mitigate damages, and if water has penetrated the roof, a qualified roofing contractor should be contacted immediately to perform temporary repairs. Tarps can be an effective, albeit short term solution. If you have experienced a partial or complete blowoff of your roof, a temporary roof should be installed. The temporary roof should be of sufficient quality to keep the building watertight for six months to one year. Experience from the 2005 and 2006 Hurricane Seasons has shown that with the time it takes to obtain an insurance settlement along with the strain on qualified roofing contractors, a permanent replacement roof may take a considerable amount of time to get permitted and installed.

It is critical that you have a roofing contractor as a component of your catastrophe plan. Many contractors, like Service Works, will enter into a pre-event contract, which will dedicate resources to your needs in the event of a hurricane. Make sure your selected contractor offers 24 hour emergency service and has a history of installing fast, effective temporary roofs at a fair and reasonable price for an emergency.

The old proverb “an ounce of prevention is worth a pound of cure” is quite accurate when it comes to hurricane preparedness. By acting now and having your roof inspected, along with an overall condition of your property, you can rest assured that you have taken the proper steps to ensure the safety and well being of your property.

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