

“Up On Top” News

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Are You Realizing Energy Savings\$

Roofing systems and energy management generally haven't been mentioned in the same sentence in maintenance departments. In fact, aside from discussions of locating rooftop HVAC units, the managers responsible for the two areas probably crossed paths only rarely. This situation is changing, however, and a growing number of facilities are rethinking the importance of roofing management in energy savings. Among the roofing products receiving closer scrutiny for their potential to help curtail buildings' energy use are roof coatings.

Managers traditionally have specified coatings to repair leaks and protect roofing system components from the elements. But newer products, including a growing selection of white and reflective coatings, also offer managers enhanced ability to keep rooftops cooler and, therefore, reduce a building's cooling load.

The Energy Policy Act of 2005 provides tax deductions for owners of commercial buildings that exceed the requirements of ASHRAE Standard 90.1-2001, Energy Standard for Buildings Except Low-Rise Residential Buildings. To qualify for the deductions, building improvements must be installed as part of interior lighting, HVAC, or hot-water systems, or

the building envelope, including roofs.

Because of the rising interest in the benefits roof coatings can bring to organizations' bottom lines, managers are paying greater attention to the products they specify. They are finding a selection of coatings that is growing in response to market demands for performance and energy savings.

Managers also understand that energy savings is only one consideration in selecting any product, albeit an important one. Their first priority is selecting roof coatings that perform well over the long term.

Building Managers have found that regular preventive maintenance, inspections, roof cleaning, sealing any defects or damage, and coating a roof with a white reflective coating not only can protect the existing roof materials, but also extend the life of a roof well beyond its normal expectancy.

Coatings are an economical way to prolong the life of a roof, while enhancing the overall energy efficiency of the building. Other benefits, such as tax advantages, LEED points and energy savings simply add value.

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