

ROOF HISTORY

Dallas Independent School District Chooses SPF

Helping Make Buildings Better™

 **BASF**
The Chemical Company

Owner:

Dallas Independent School District

Building:

- Dallas-area school buildings amounting to 500,000 square-feet of roofing to date

Problems:

- Existing coal tar pitch, two-ply membrane and SPF roofing had exceeded its life expectancy
- Minor leaks
- High maintenance requirements
- Strict budgetary constraints

Solution:

- BASF Elastospray® Spray Polyurethane Foam Roofing System
- Some roofs received BASF ALPHA Roofing System

Advantages:

- Lowest cost re-roofing option
- No tear-off required
- ALPHA 15-year warranty with hail damage coverage
- ALPHA performance contractors
- Environmental responsibility
- Long-lasting, leak-free performance
- No disruption to students and teachers during installation
- Superior insulation R value
- Improved building energy efficiency



“I would like to be retired before these roofs ever become a problem again.”

So says Michael Smith, head of the roofing department for the Dallas Independent School District (DISD). And when you have 275 roofs to think about, it makes a certain degree of sense.

That’s why over 500,000 square-feet of Spray Polyurethane Foam (SPF) roofing has been installed on DISD schools in the past year. The existing roofs had outlived their useful life expectancy, and some were starting to leak. As with most public institutions, DISD faced strict budgetary constraints – the best roof also had to be among the least expensive options both in capital cost and lifecycle cost. SPF fit both requirements.

“We decided on SPF because of its affordability. It usually doesn’t require a tear-off of the existing roof and that saves a lot of money. It’s also sustainable. A simple recoat restores the system to its original performance levels at very low cost. And at DISD, we already have personnel trained to maintain SPF roofing systems.” says Michael Smith.

SPF is the lowest cost re-roofing option 95 percent of the time. A recent study sponsored by the Spray Polyurethane Foam Alliance also shows that SPF is the lowest lifecycle cost roofing system available. And because it is usually applied over the existing substrate, the original roofing insulation is preserved in addition to SPF's own high R-value insulating properties for increased building energy efficiency.

Some of the roofs installed on DISD facilities are part of the ALPHA program developed by the Performance Based Studies Research Group (PBSRG, www.pbsrg.com) at Arizona State University's Del E. Webb School of Construction. The PBSRG, a non-profit research group, developed the ALPHA research project to analyze performance information and identify high performance roofing systems, specialty contractors and facility systems in the construction industry.

For the purposes of the ALPHA project, an "ALPHA Roof System" is defined as any low-slope roofing system with a documented performance that meets or exceeds that of a conventional, 20-year-life-expectancy, low-slope, built-up roofing (BUR) assembly.

The program is open to all roofing systems. Any manufacturer, product or group of contractors that can demonstrate – when randomly sampled by PBSRG every other year – that 98 percent of their customers are satisfied with the roofs, 98 percent of their roofs do not leak and they are willing to have all newly installed roofs over 5,000 square-feet surveyed yearly qualifies for inclusion in the program.

Since its inception in 1996, only one system has qualified for ALPHA: Spray Polyurethane Foam.

There are 10 ALPHA contractors across the United States. To date:

- 484 roofs have been inspected
- 341 customer responses have been received
- the oldest installation is 30 years old
- the average installation is 10 years old
- 99% of the jobs are completed on time
- 99% of the roofs do not leak
- 99% of the customers are satisfied
- the average contractor performance rating is 9.7 out of 10

The ALPHA system offers a 15-year warranty with almost no exclusions.

"The 15-year warranty offered through the ALPHA program is really important," says Smith. "The hail damage protection is also very good. This is a severe hail zone where you can get hailstones the size of softballs. Our insurance deductible for hail damage is very high. Now we don't have to make insurance claims for hail because the ALPHA warranty covers that for us."

With only a limited number of maintenance staff for 275 buildings, Smith says the performance requirements for contractors involved in the ALPHA program are also very important because he knows he's getting the highest quality installation practices and customer service.

"These guys really seem to go the extra mile in their detail work and communication with their customers. If there's any issue, they come straight out and take care of it before it becomes a big concern. The ALPHA contractors are customer-service oriented."



General inquiries:
1 800 547-4004

spinfo@basf.com
www.basf.com/spray