

BRADHAM-BROOKS NW BRANCH LIBRARY RE-ROOFING AND WATER INTRUSION REPAIRS

Client/Contact:

City of Jacksonville
Department of Public Works
Contact: Luis Flores
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Location:

North Edgewood Avenue
Jacksonville, Florida

Project Size:

27,000 SF Roof

Completion Date:

Fall 2012

Construction Cost:

\$825,987 (estimate)



BEFORE



AFTER

The Challenge:

The 25 year old library was experiencing water intrusion at the clerestory windows and at intersections of clerestory walls with the sloped barrel tile roofing. The pressure treated nailers for attaching the concrete barrel tile roofing had deteriorated in numerous spots resulting in the slippage of numerous tiles.

The Solution:

The clerestory windows were replaced. Adequate and properly designed sill pan flashing was installed at each new window. A new wall panel, composed of a cementitious material, was installed with proper substrate and flashing.

The concrete barrel tile roofing with 15 lb felt membrane was replaced with standing seam metal roofing on an Ice and Water shield waterproof membrane.

Additional rigid insulation was also added to comply with the 2012 Florida Energy Code requirement for R-38 roof insulation. The color of the standing seam metal roof was chosen to be more compatible with the color hues of the existing brick veneer.