

**FIELD REPORT – LYNNWOOD RECREATION CENTER – FIELD REPORT**  
REPORT #06

Job No. 10-100622B1

Date: September 26<sup>th</sup>, 2013  
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City of Lynnwood  
Parks, Recreation & Cultural Arts  
PO Box 5008  
Lynnwood WA, 98046-5008

Job Site Address:  
18900 44<sup>th</sup> Avenue West  
Lynnwood WA, 98036

Attn: Keith Skore (City of Lynnwood)	Phone: 425-670-5240	Email: kskore@ci.lynnwood.wa.us
Cc: Anton Woody (Holmberg)	Phone: 206-730-0385	Email: anton@holmbergco.com
Mark Puetz (Queen City Roofing)	Phone: 206-272-0127	Email: markpuetz@comcast.net
Rich Kerns (Queen City Roofing)	Phone: 206-272-0127	Email: richkerns@comcast.net

**Weather:** Clouds **Temp.:** ~60°F

**Contractor(s):** Holmberg, Queen City Roofing **Foreman:** Anton Woody, Rich Kerns **Workers On-Site:** ~4/QCR  
**Contact w/:** Keith Skore (City of Lynnwood), Anton Woody (General Contractor, Holmberg), Rich Kerns (Foreman, QCR),

**Location(s) of Work:** Natatorium roof, HVAC Replacement.

**Materials:** Hot Stuff Type IV asphalt, John Manville GlasPly IV plysheet, Karnak 108 primer, Firestone TPO, Firestone UltraPly Adhesive, ¼-inch DensDeck, polyiso insulation (both organic and glass faced).

**Project Conditions Photo:**



*Photo of the Lynnwood Recreation Center building taken facing southeast.*

**Foreword:**

At the request of Keith Skore (Project Manager, City of Lynnwood) this writer was onsite to review the installation of new TPO roofing around the curb on the east side of the Natatorium Roof. A hand-written copy of Field Notes #06 was reviewed with Keith Skore (City of Lynnwood), Rich Kerns, (Foreman, QCR) and Anton Woody (GC, Holmberg) and is left in the onsite job trailer for storage. The following items were observed, noted and/or discussed regarding the roof.

Signed: Chris Northern, Field Inspector  
Sent: October 1, 2013

Reviewed By: George Hopkins, Inspector Supervisor

**Roof System Description:**

**Roof Replacement Assembly:**

Layer	Specified Products
(E) Roof Structure	(E) metal deck, (E) concrete deck.
Vapor Retarder Layer	2-Ply John Mansville Type IV set in Type IV Hot Asphalt, Glaze coat of Type IV Hot Asphalt
Insulation	Rigid Polyiso Insulation and Tapered Polyiso Insulation ¼.” per foot.
Coverboard	DensDeck Prime Coverboard mechanically fastened.
Adhesive	UltraPly TPO bonding Adhesive
TPO Roofing	Firestone UltraPly TPO, (fully adhered)

**Running Punch List/Action Items:**

*(Items will be removed and updated as addressed)*

**Observations:**

- 6.1 Delta Construction is installing unistrut supports for the new HVAC ductwork at the Natatorium Roof. Queen City Roofing is installing tapered insulation and coverboard (set in hot moppings of Type IV asphalt) under the TPO baseflashing at the east HVAC curb.



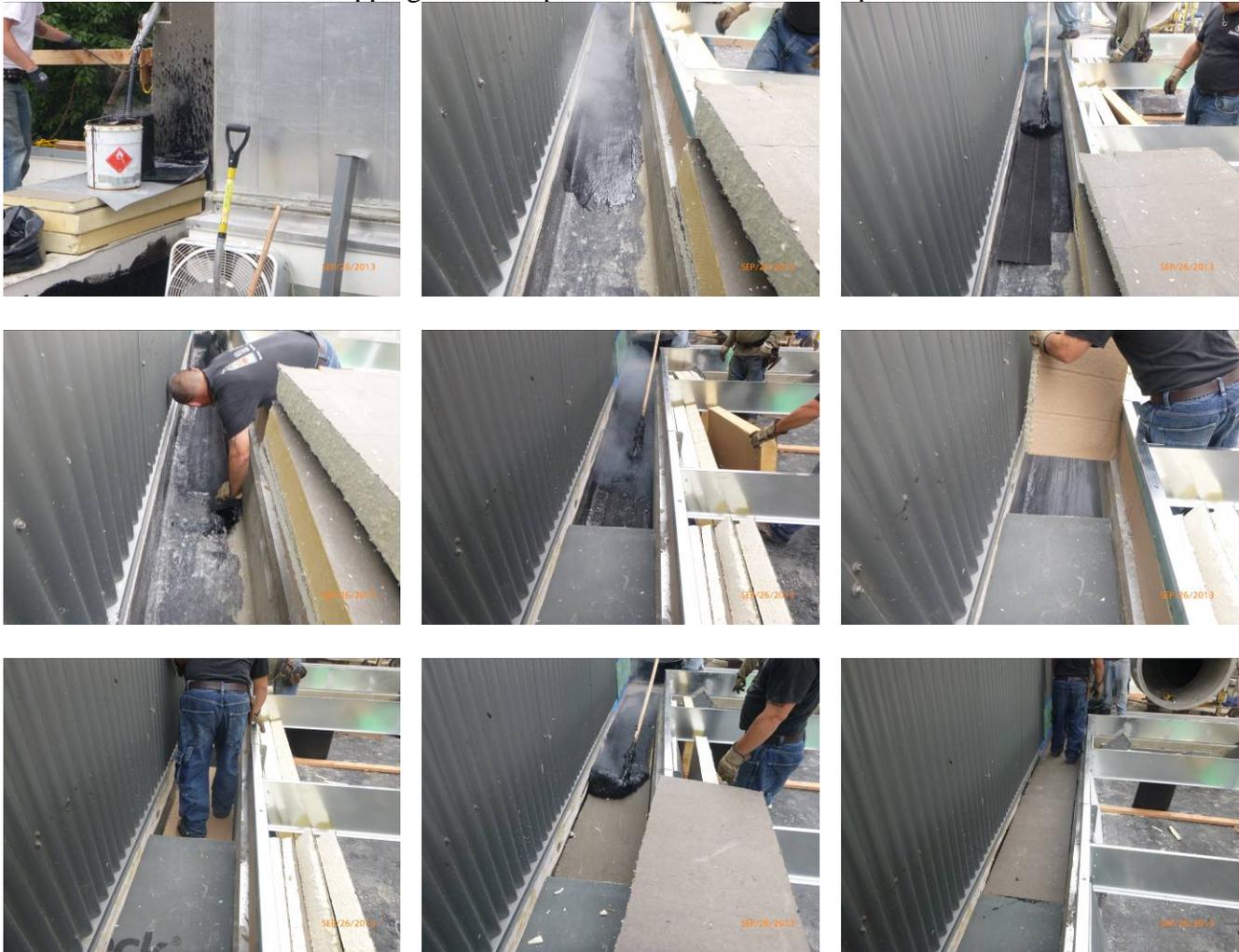
*Overview of the Natatorium Roof taken facing south.*

- 6.2 Flat stock and tapered insulation with coverboard over are loose fitted at the curb and east elevation of the Natatorium Roof to a height of approximately 12-inches.



Continued from Item 6.2 on the previous page.

6.2a Scrap insulation is set up behind the hot pour which splatters due to water being in the bucket. This bucket is set aside until water has evaporated. A mopping of asphalt is applied onto the plysheet which is turned up the curb. The process is repeated with an additional plysheet to make a 2-ply application. Insulation is set in moppings of hot asphalt and are walked in to promote adhesion.



6.2b 1/4-inch DensDeck coverboard is set in moppings of hot asphalt and are pressed in to promote adhesion. The north and west ends of the insulation are capped with ply sheet set in moppings of hot asphalt as a means of providing night seal as these smaller areas are roofed prior to the installation of HVAC units.



6.3 At the sawcut into the metal roof above, the metal roofing that was installed over bare wood is removed during this site visit.



6.3a Self adhered membrane is applied lapped over the weather resistant barrier approximately 4-inches onto the fascia. The self adhered membrane appears to wrap corner transitions in a water shedding fashion.



6.3b Sealant is applied at joints in the sheet metal fascia which is then mechanically attached at the points of previous attachment. Recommend metal is installed with new points of attachment to provide positive attachment of the metal. Item is noted as an observation.



6.4 The seismic clips that are installed at the top of the curb (prior to the placement of HVAC units) present clearance issues for the installation of the skirt flashing (as depicted in Detail 4 sheet A500). The clips are too tight and the nailer is too short to provide sufficient mechanical attachment for a termination bar.



6.4a Per conversation with Rich Kerns, the locations where the seismic clips are to be installed over the TPO baseflashing may be damaged during installation or during HVAC unit movement. Recommended that the baseflashing that turns into the curb is removed from the interior of the curb and welded onto the exterior face to accomplish a protective layer without generating too much build-up. This recommended installation procedure was performed at one seismic clip location as a mock-up for review by the design team. See *New Problems/ Solutions* Item 6.5 below.



**New Problems/Solutions:**

6.5 The new HVAC unit seismic clips present a clearance issue for the installation of either a new skirt flashing or termination bar. Recommend that the TPO membrane turns into the interior of the HVAC unit be removed at the clip. At seismic clip locations recommend that the sacrificial TPO layer be heat welded onto the exterior face to provide protection of the roof membrane without causing clearance issues.



**Incomplete/Unaddressed/Problematic Issues from Previous Reports:**

(Items will be updated and removed as addressed)

5.6 The roof drain overflow at the northwest corner of the Natatorium Roof is plugged. This writer cannot verify why the roof drain is plugged during this site visit. Recommend that the overflow is unplugged in the event of a heavy rain and that the drains are protected from debris entering and clogging the drainage pipes.

**Update FR#06 – 09/26/2013: Item is unresolved**



5.7 The WRB and vapor retarder layer are not continuous and the sheet metal is installed over bare wood at the fascia. Recommend that the sheet metal is removed the WRB continued onto the fascia with new self-adhered roof membrane lapping over to complete the air barrier. Carlisle WHT 300 is previously installed below the metal roofing.

**Update FR#06 – 09/26/2013: Item is closed.** Locations appear to have been repaired.



5.8 The vapor retarder layer at the Natatorium Roof is damaged in general. The construction team has been aware that construction sequencing would more than likely damage the vapor retarder layer. Per conversation with Rich Kerns (Foreman, QCR) the temporary roof/ vapor retarder layer is to be repaired with moppings of hot asphalt and plysheet as needed during construction.

**Update FR#06 – 09/26/2013: Item is unresolved.**



5.9 TPO wrapped curbs are installed at the Natatorium Roof. Supports for the new ductwork are bolted through the membrane at the top of the curb. Recommend that waterblock (Firestone S20) sealant is injected into the bolt penetrations and that the unistrut plate is embedded into sealant to prevent water intrusion and subsequent damage to the new roof.

**Update FR#06 – 09/26/2013: Item is closed.** Locations appear to have been set in sealant.



2.4 Per Wetherholt recommendation, the existence of a vapor retarder layer should be verified at the adjacent roof located south of the Natatorium Roof. If the adjacent roof was installed without a vapor barrier there is a possibility that water vapor may transfer over into the new roof assembly and damage the components. Per conversation with Anton Woody (GC, Holmberg) this is out of the scope of his contract but the construction team is aware of this issue.

**Update FR#04 – 09/19/2013: Item is unresolved**

**Update FR#05 – 09/25/2013: Item is unresolved.** No work is performed to open up this roof area yet.

**Update FR#06 – 09/26/2013: Item is unresolved.**



*Overview of the separator curb at the south end of the Natatorium Roof taken facing south.*

**CASC Roof Progress Plan / Locator Map:**

*\*Please note that areas or locations denoted are approximate.*

**LEGEND:**



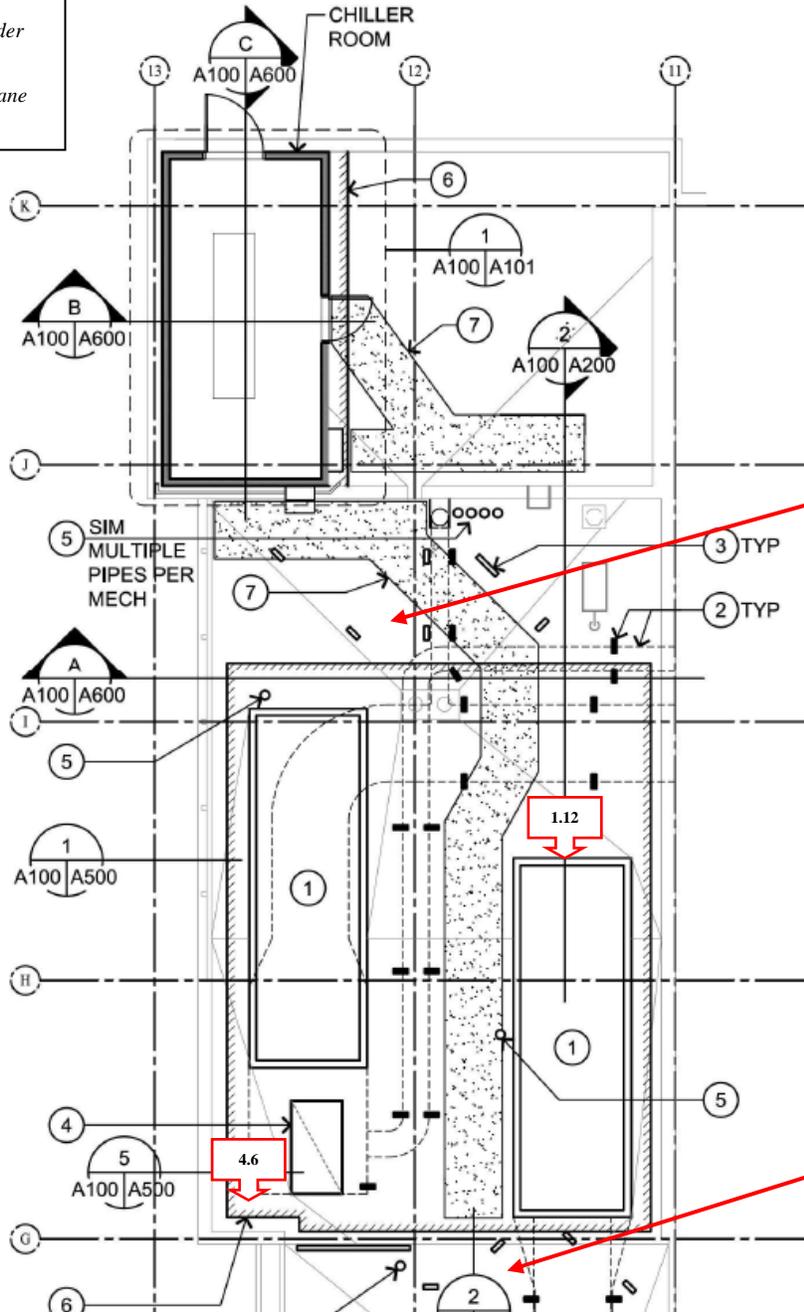
Problem Item



Installed through Vapor Retarder



Installed through TPO Membrane



North of this line (approx.) the remainder of the Natatorium roof is wet and damaged as an existing condition.

Recommend verifying the presence of a vapor retarder layer over the deck south of Natatorium Roof.

**-End of Report-**