

FIELD REPORT – LYNNWOOD RECREATION CENTER – FIELD REPORT

REPORT #08

Job No. 10-100622B1

Date: October 2nd, 2013

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City of Lynnwood
Parks, Recreation & Cultural Arts
PO Box 5008
Lynnwood WA, 98046-5008

Job Site Address:
18900 44th 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: Rain **Temp.:** ~50°F

Contractor(s): Holmberg, Queen City Roofing **Foreman:** Anton Woody, Rich Kerns **Workers On-Site:** ~0/QCR

Contact w/: Keith Skore (City of Lynnwood), Anton Woody (General Contractor, Holmberg)

Location(s) of Work: N/A

Materials: Hot Stuff Type IV asphalt, Johns 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 HVAC units and ductwork related to the new roof above the Natatorium. Hand-written copy of Field Notes #08 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 4, 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 Johns Manville 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:

8.1 The Natatorium roof is reviewed following the heavy rain. Some sheet metal work, including the installation of the new downspout is performed prior to arrival on site.



Overview of the Natatorium Roof taken facing south.

8.2 Following the recent heavy rains, the natatorium temporary roof is observed to have water collecting at approximately 1-inch depth in some locations.



Continued from Item 8.2 on the previous page.

8.2a At the chiller room roof, standing water is also observed as collecting over the new vapor retarder layer. A pump is routing water to the roof drain at the lower roof above the natatorium.



Overview of the roof above the chiller room taken facing east.



8.3 At the north end of the upper sheet metal roof (cut back to accommodate new HVAC units) a 4-inch downspout is observed mechanically fastened with gasketed fasteners. This writer will review the area above during dry conditions when the metal deck dries out.



New Problems/Solutions:

8.4 At the tops of screen wall supports (west elevation of the Natatorium Roof, typical of all large screen wall supports) through holes are observed at the top plates. Some holes appear to be infilled with metal. Recommend that all locations where water will enter are infilled or capped as needed to prevent water from funneling into the column and throughout the roof system below.



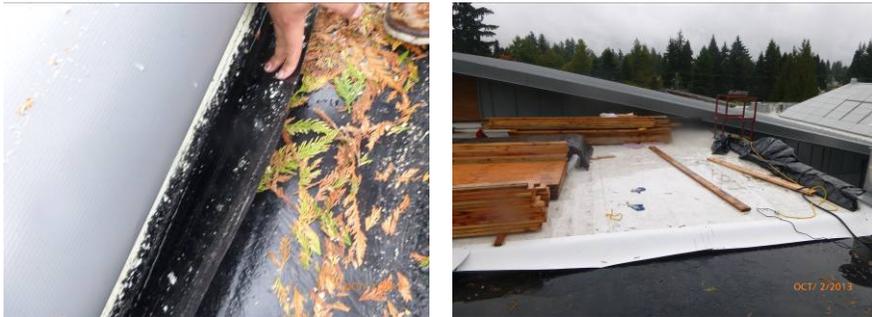
8.5 Recommend that any sheet metal sharps, fasteners and other debris are removed from the new vapor retarder layer to prevent damage.



8.6 The night seal at the north end of the Natatorium roof is insufficient in some locations allowing water into the existing roof assembly. The roof to the north was previously observed as wet along with the existing roof that was removed to the south.



8.7 The absence of a night seal at the chiller room roof allowed water to migrate into the existing roof to the east. The roof to the east was previously observed as wet along with the existing roof that was removed to the west.



8.8 The sheet metal re-installation at the sawcut in the roof above is ongoing. This writer is unable to verify if the metal panel is notched into a vertical leg behind the flashing enclosure at the fascia. Sealant is observed bleeding out from underneath the roof panel. This area will be further reviewed in dry conditions.



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

Update FR#07 – 09/27/2013: Item is unresolved

Update FR#08 – 10/02/2013: Item is unresolved



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.

Update FR#07 – 09/27/2013: Item is unresolved

Update FR#08 – 10/02/2013: Item is unresolved



- 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#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.
- Update FR#07 – 09/27/2013: Item is unresolved
- Update FR#08 – 10/02/2013: Item is unresolved.** Per conversation with Keith Skore (City of Lynnwood, Project Manager) this roof is to be cut into and investigated tomorrow during better weather. Work is to be performed by Queen City Roofing Foreman, Richie Kerns.



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

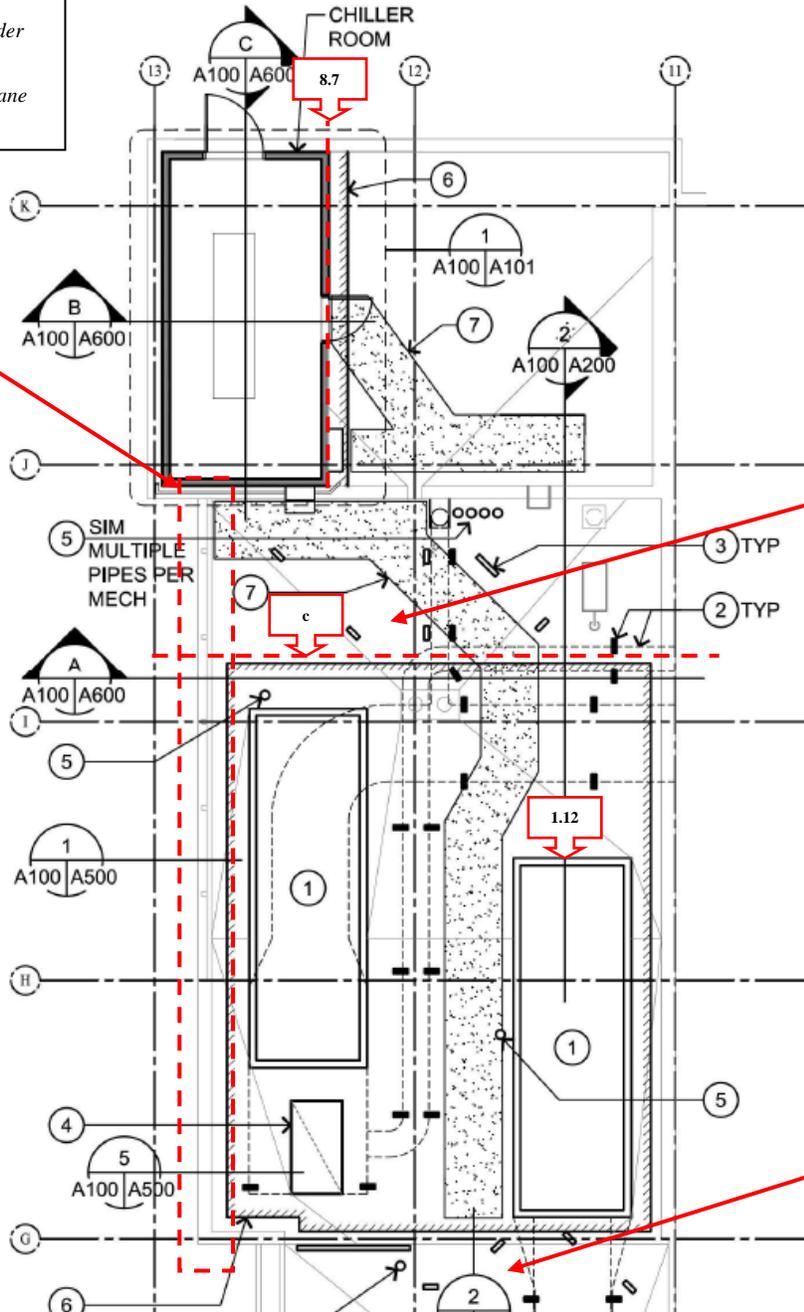
Roof Progress Plan / Locator Map:

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

LEGEND:

-  Problem Item
-  Installed through Vapor Retarder
-  Installed through TPO Membrane

Item 8.4: Infill holes in top plates at screen wall structure.



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-