

Burns & Scalo Roofing



Pennsylvania • Ohio • North Carolina

Spring Maintenance and Repair

By Kurt Baumgartner, MRCA Technical Advisor

Meteorologists tell us this was the most severe winter in recent history. Snow cover over the United States was the greatest since the 1930s. What does this mean to roof owners? Quite a lot. The snow and ice was accompanied by record low temperatures, resulting in freezing expansion wherever moisture accumulated. Metal scuppers, roof drains, gutters, and downspouts can literally be torn apart. Heavy snow loads can cause deck deflection that will allow water to pond when the thaw comes. Wind-blown snow may cause phantom leaks when it warms enough to melt. Fall leaf debris, also driven by the wind, has accumulated and needs to be removed. Severe cold causes roof membranes to contract with enough force to rupture flashings, dislodge metal roof edges, and, in some cases, split the membrane itself. Ice dams on sloped roof may have forced water into the building edges and soffits.

Severe cold causes roof membranes to contract with enough force to rupture flashings, dislodge metal roof edges, and, in some cases, split the membrane itself.

Heavy snow loads and freezing water can do strange things to roofs. The prudent roof owner or property manager will seek to identify and rectify the possible damage created this past winter. The first move is to contact your roofing professional and make

an inspection of the roof as soon as it is clear of snow and ice. A checklist of potential problem areas as well as any leaks that may have developed should be compiled. Some of the items on the list should be debris removal, inspection of all roof penetrations, inspection of all roof drains and clamping rings, all scuppers, collector heads, and downspouts, all metal flashing details, and the roof membrane itself. Occupying persons should be interviewed to determine any problems that may have developed during the winter. Then you should be provided with information regarding needed maintenance and repairs that need to be accomplished. Unless there is extensive damage I recommend that you allow your contractor to repair items during the inspection. This is almost always more economical than asking for an estimate since an estimate will require additional trips and overhead, which, combined with energy costs, can cause added expense.

Southern areas of our region are not exempt from the need for spring inspections. If you have a reflective roof surface (which is more common) in the south, this is also the ideal time to have that surface cleaned. Energy Star ratings are based on new clean surfaces, grit and grime, surface dust, and other darkening agents that collect during winter and significantly reduce the reflective ability of your roof just when you need it the most during the summer. Roof mounted or integrated electric generating solar panels are becoming more widespread.

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Success is the sum of small efforts, repeated day in and day out.

—Robert Collier

A wise man will make more opportunities than he finds.

—Francis Bacon

You cannot depend on your eyes when your imagination is out of focus.

—Mark Twain

You are never a loser until you quit trying.

—Mike Ditka

Never tell people how to do things. Tell them what to do and they will surprise you with their ingenuity.

—George Patton

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Word Search Puzzle

The words below are hidden in this message. Words are hidden vertically, horizontally, and diagonally.

G N A R T E E G T H A W R
D E B R I S H W D C S I S
T P R E P N R G L O N N T
E N E R G Y O E R D O T E
T S I G O L O R O E T E M
P N E V I T C E L F E R V
G I R V C C C O D L D N R
R L U I S R I A P E R S E
I S T I F F O S R C A R R
M H S I N S P E C T I O N
E T I N C N V R I I N A T
V R O S O E R R S O S O M
N E M P S W G O E N R O C

severe	contractor	ice	grit	soffits
snow	reflective	deflection	meteorologist	drains
thaw	green	debris	spring	energy
inspection	winter	repairs	moisture	grime

Easy Ways to Green Your Life

1. Ink cartridges are currently piling up in the landfills. Replace your printer cartridges with recycled ink cartridges. And recycle your old ones by taking them to local office supply stores or mailing them back to the manufacturer in the pouch that usually is included with your new cartridge.
2. Conduct an energy audit of your home or facility. These audits are conducted by local contractors who can offer information about your energy usage. The audits are usually free.
3. Take measures to insulate your house. Keeping heat and cold air out can significantly impact your energy costs. And if you make repairs to make your house more energy-efficient, you could get some money back on your taxes!
4. Eliminate junk mail. The average American receives 41 pounds of junk mail each year. Not only is it usually unimportant, it wastes paper. Take the time to remove yourself from unwanted mailing lists. Web sites like 41pounds.org and GreenDimes.com can help.
5. Use power strips. Many appliances consume energy even when not in use. The TV, VCR, computer, printer, hair dryer, coffee maker, and toaster oven all consume kilowatt hours while plugged in. Plugging those appliances into power strips and flipping the switch when you're not using them will save energy and lower your electric bill.

Doing Double Duty: New Ways to Use Household Items



Many household items have multiple uses—some of which you may have never imagined. Here are a few everyday items you can use for other things!

Duct tape

Use it for: warts. This does work! Chemicals in the tape suffocate and kill the wart. A study in the *Archives of Pediatrics and Adolescent Medicine* found that duct tape got rid of 85% of warts after 2 months, compared to only 60% after using the freezing method. Clean the area around the wart and apply a piece of duct tape (slightly bigger than the wart itself) on the wart. Replace the tape every 3 days and be sure to file down the dead skin before applying a new piece.

Listerine

Use it for: blisters. Listerine is a strong breath freshener and a powerful antiseptic. It can clean and heal blisters, too. Moisten a cotton ball with Listerine and dab it on your blister 3 times a day until the area dries out and no longer hurts.

Vegetable oil

Use it for: shining shoes. Vegetable oil will put a shine on leather shoes. Use a damp cloth to remove any dirt, then run a soft cloth with a drop of oil over the surface to (literally) add polish.

Six-pack containers

Use it for: condiments. Transform a six-pack holder into a carrier for ketchup, mustard, and other barbeque essentials. It's ideal for summer picnics.

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Spring is the ideal time to clean as well as inspect them for any damage. Contact your roofing professional and get these inspections and repairs completed before spring storms make you regret delay.

Induction Lighting Saves You Money

Replacing high-intensity discharge (HID) fixtures such as high-bay lighting with induction lighting will reduce your lighting consumption by 50% or more and can give you as good or better lighting. The benefits don't stop there! The exceptionally long life of the induction lamp will have a drastic impact on maintenance cost. As an example, the average facility with HID lighting will spend \$75 or more on parts and labor to change a 400-watt metal halide high-bay lamp. This would be performed five times over the life of one induction lamp. That saves you \$375 per fixture! So if you have 100 fixtures in your facility you would save \$37,500 by switching to an induction system during a 100,000 hour period.

Source: MyFacilities.net (2010)

Did You Know...?

As part of an Environmental Protection Agency study and initiative to combat the urban heat island effect and to improve urban air quality, Mayor Richard M. Daley and the City of Chicago began construction of a 38,800-square-foot (total roof area) semi-extensive green roof in April 2000. It was completed at the end of 2001, costing \$2.5 million, which was funded by ComEd.

Encompassing one square block, this retrofit application is 12 stories high and serves as a demonstration project and test green roof. The project was completed in the summer of 2001 and has been monitored for plant survival as well as other environmental features. Chicago City Hall's green roof saves \$5,000 per year on utility bills.

To learn more about green roofs, check out www.greenroofs.com.





Burns & Scalo Building a Greener Tomorrow

Did you know that the building industry has a widespread impact on our natural resources, human health and the economy? Global demands for responsible consumption have challenged contractors to integrate green strategies into building construction that will lower energy demands and reduce a building's carbon footprint.

Green construction can be implemented during any stage of the building's life – from its design, to construction, to renovation and deconstruction. LEED certified buildings are often eligible for local, state or government subsidies and tax credits. More importantly, green buildings have environmental, economic and social benefits.

This is why Burns & Scalo has taken great strides in becoming an accredited professional green roofing contractor (GRP), offering energy efficient solutions for all six-sides of commercial buildings at any stage – from rooftop to foundation to the core in between. We call this the “six-sided” solution to weatherization and energy efficiency. Vegetative roof gardens and green wall assemblies, insulated wall panels, air barriers, sun shades, sky lights, and solar photovoltaic roof systems are just some of our expanded services. Along with comprehensive energy analysis programs, Burns & Scalo has the tools and expertise to help building owners achieve greater energy independence. The goal is to integrate a level of sustainability in every



project and implement renewable energy resources.

Our staff is continually educated in the latest sustainable technology through our own Scalo University. We approach each project holistically, encompassing all aspects of the entire building envelope. What we recommend on the exterior will impact what goes on in

the interior as well. One source, many solutions – this is our six-sided approach. As an accredited Green Roof Professional, Burns & Scalo is dedicated to walking the talk when it comes to saving our environment.

Burns & Scalo has taken on the challenge to building a greener tomorrow and improving the quality of life.

For more information about our company or to request literature, please contact one of the regional offices listed below or visit our website at: www.burns-scalo.com

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