



# LaFerney Commercial Roofing Newsletter

## Springing Leaks?

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### Honors Received for Outstanding Workmanship



LaFerney Commercial Roofing was named a Duro-Last Elite Contractor in recognition of outstanding workmanship during the 2012 calendar year.

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March/2013

As the Southeast enters the "rainy" season, it may be helpful for building owners to understand how and why flat roofs leak. Below is a basic overview of some of the issues presented by this particular type of roof. Because LaFerney Commercial Roofing ONLY deals with flat and low-slope roofs, our consultants can quickly identify problem areas and prescribe an optimal solution for your roofing needs. If you have any roofing concerns, or would just like an evaluation, please call LaFerney Commercial Roofing today - **800-633-3119**. We will be happy to provide a free evaluation.

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### Springing Leaks?



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## March Dates in History

- March 12:**
- 1925: The first transatlantic radio broadcast was made.
- March 13:**
- 1884: The US adopted standard time.
- March 14:**
- 1794: Eli Whitney patented the cotton gin.
  - 1879: Albert Einstein was born.
  - 1855: The first train crossed the Niagara suspension bridge.
- March 15:**
- 44 BC: Julius Caesar was assassinated.
  - 1919: The American Legion was founded.
- March 16:**
- 1802: The United States Military Academy was founded at West Point, NY.
- March 18:**
- 1965: Soviet Aleksei

## How and why flat roofs leak.

Interior damage from leaks.

Leaks on flat roofs are notoriously difficult to locate. Sometimes the weight of rooftop equipment, such as HVAC units, causes subtle slopes in the roof. Generally, guttering or a drainage system is installed on a roof to control water. Without a true "slope" to follow, the site of a leak may be difficult to find on a flat roof. Often, leak damage goes unnoticed while water continues to penetrate and soak the underlying decking and insulation.

If left unrepaired, this can weaken the roof structure and present other expensive and potentially hazardous problems.

Flat roofs are generally covered with some type of membrane or metal sheets. If water penetrates the covering, the water can travel quite a distance before it causes visible damage or leaks into the building. If the decking and/or insulation is saturated, this can cause puddles of water and additional weight.

A lack of drain maintenance is a common cause of leaks. Gravel, leaves, and other debris can drift with the water to the drain and become lodged. This blocks the water outlets. Water cannot drain away and begins to build up, causing a pressure head of water that can force water into even the smallest hole on the roof. This water can freeze and expand under the roofing surface, causing a new crack or an existing one to grow larger. This freeze and expansion of water can occur if water enters any hole or crack on the roof.

Ponding water is another concern. Similar to a drainage issue, if a portion of the roof has a slightly lower pitch than the rest, water may accumulate there. Especially with EPDM roofs, the water can accelerate membrane degradation. Organic material may also use glue as a food source. Water is said to be ponding if it remains standing on a roof more than 48 hours after a rain ceases.

Seams are another frequent source of leaks. Any point where materials overlap - even metal sheets - has the potential for a leak. Many flat roofs use rolled sheet goods such as EPDM or PVC. These are bonded together to create seams. Many installers weld the seams on the rooftop. The labor and skill of the installer plays a large part in the quality of the roof protection. LaFerney Commercial Roofing uses a single-ply membrane that features a factory heat-welded bond. With the seams sealed under ideal conditions in a controlled environment, the risk of leaks is reduced by 85% before the membrane even arrives to your facility.

Flashing is another common source for leaks. Flashing is generally installed at any roof transition, such as at a pipe, stack, skylight, or a wall. Flashing should overlap the roofing membrane in such a way that water is deflected away from the transition. Flashings should be free of cracks and there should be no lift in the seams. With many roofing systems, the required shape for flashing is made while on the roof. The quality greatly depends on the skill level and training of the installer. LaFerney Commercial Roofing offers flashings pre-fabricated at the manufacturing facility, again under ideal conditions.

The pre-fabricated flashing is made to specifications for each penetration. The flashing is then heat-welded to the membrane by our highly-trained installation crew. This pre-fabrication process further reduces the risk of leaks and expedites the installation

Leonov made the first spacewalk.

**March 21:**

- 1685: Johann Sebastian Bach was born.
- 1965: The Martin Luther King, Jr. led march from Selma to Montgomery began.

**March 23:**

- 1775: Patrick Henry reportedly declared "give me liberty or give me death."

**March 25:**

- 1954: RCA released the first color television.

**March 26:**

- 1845: A patent was granted for an adhesive medicated plaster, later known as BandAid.
- 1874: Robert Frost was born.
- 1911: Tennessee Williams was born.
- 1930: Sandra Day O'Conner was born.
- 1953: Jonas Salk announced the polio vaccine.

**March 29:**

- 1867: Cy Young was born.
- 1886: Coca-Cola was developed.

**March 30:**

- 1932: Amelia Earhart became the first woman to fly across the Atlantic solo.

**March 31:**

- 1917: The US

process. The risk of error or improper fabrication by an installer is effectively mitigated.

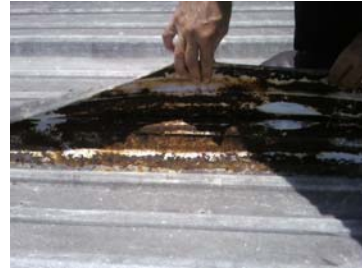
LaFerney Commercial Roofing offers walk pads to reduce potential damage to the membrane from areas of high foot traffic such as access doors and equipment requiring regular maintenance.

If your roof is leaking, or if you are concerned about the possibility, please contact LaFerney Commercial Roofing for an evaluation. In the words of Don LaFerney, Jr., "The leak stops here."

Click [here](#) for more roofing information.

### A Note About Coating...

Often with a metal roof, the quick and easy solution seems to be applying a coating or sealant to the roof. LaFerney Commercial Roofing does not recommend coating. Based on our extensive experience, below is what typically happens:



This coating is failing and separating from the roof.

Metal roofs are composed of panels of sheet metal. Metal naturally expands and contracts as the temperature changes. Over time, this expansion and contraction causes the original seal to loosen, creating

cracks and gaps. It is through these small openings that moisture enters the roof. The expansion and contraction also causes screws to work themselves loose, allowing another opportunity for moisture to enter the roof. This is the process that normally leads to leaks in metal roofs. A coating or sealant will stop these leaks until the metal begins to expand and contract again. Once this happens the coating/sealant will crack and separate from the metal panels. Moisture can enter these cracks.

Questions? Looking for an alternate solution? Call one of our experienced sales consultants today: 800-633-3119.

purchased the Virgin Islands from Denmark.

- 1918: Daylight Savings Time went into effect in the US.

As always, our experts are here to provide a quality solution for your roofing needs. We strive to provide excellence beyond comparison.

**Wishing you a very happy Easter,**



LaFerney Commercial Roofing

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