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WATERTIGHT FLEECE BACK ROOFING SOLUTION – RESIDENTIAL APARTMENTS, PARNELL

CHALLENGE: SOME RESIDENTIAL APARTMENTS IN ST STEPHENS AVE, PARNELL, HAD A LOW-SLOPE ROOF SURFACE COMPRISING OF A SINGLE LAYER OF TORCH-ON BITUMEN MEMBRANE. UNFORTUNATELY THE ROOF WAS LEAKING AS IT HAD BEEN POORLY INSTALLED IN SOME AREAS. ADDITIONALLY, THERE HAD BEEN EXCESSIVE MOVEMENT; NOT ONLY BETWEEN THE PLYWOOD SUBSTRATE AND THE OUTSIDE PERIMETER CONCRETE WALL, BUT BETWEEN SOME OF THE PLY SHEETS AS WELL. AS THE MEMBRANE HAD BEEN FULLY ADHERED TO THE SUBSTRATE, THIS MOVEMENT WAS CAUSING THE MEMBRANE TO SPLIT.

Solution

The customer needed to reroof the apartments. Until Viking Roofspec came to know of this roof, the only option known to the customer was that of ripping up the existing membrane and starting again. Representatives of Viking Roofspec introduced the St Stephens Ave Apartments Body Corporate to fleece-backed technology or F.B.S. Membrane systems.

F.B.S. Membrane systems are wide sheet (3.0m or 3.6m wide) single-ply, fleece-backed membranes where the polyester fibre-matt backing forgives the rough and/or uneven nature of the different roof surfaces such as bitumen, malthoid, concrete or tongue-and-groove sarking. It also provides a “key” for the polyurethane-based adhesive system to take firm hold of; thus strongly bonding the

underside of the new membrane surface to the top surface of the existing. Unlike contact adhesives which can melt bitumen, the F.B.S. Membrane’s adhesive (called F.A.S.T.), does not melt the bitumen roof surface.

Viking Enviroclad F.B.S. Membrane with its light-grey heat-reflective surface; wide-sheets; and heat-weldable splicing technology, was the ultimate watertight solution that would more than exceed the needs of the customer.

Without the need to remove the existing membrane, there was a significant reduction in waste and labour costs as it did not have to be removed and dumped. An additional large cost saving was achieved due to the substrate not having to be replaced.

The Viking Enviroclad F.B.S. Membrane was applied by a Viking Approved Applicator, who was an integral part of ensuring that a professional finish was achieved.

Result

The Body Corporate is extremely satisfied with its new roof. Aesthetically it’s a major improvement; it’s a heat reflective roof which will help the apartments save on air conditioning running costs, but more importantly, it no longer leaks. The project is also covered by Viking’s Full System Warranty for the building owner’s total peace of mind. A Viking Full System Warranty covers both the materials and the installation for 20 years in one document.

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