

Sustainable Roofing in Downtown Indianapolis

Indiana Government Building Gets a Cool Roof



SILICONE ROOFING SYSTEMS

Roof Size
32,000 square feet

Substrate
Modified Bitumen

Location
Indianapolis, IN

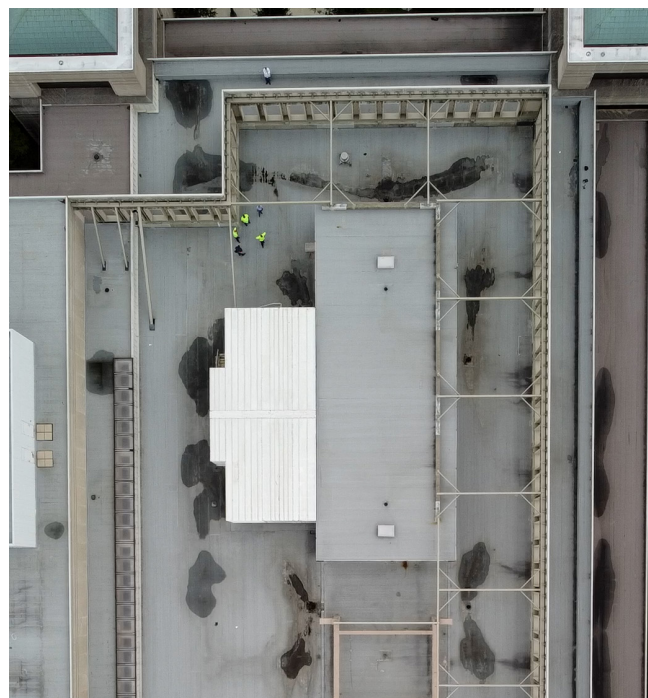


Project Overview

Located in the heart of downtown Indianapolis, the Indiana Government Center was in need of a renovation on their modified bitumen roof. Years of wear and tear had led to faulty conditions and with the warranty expired, the building was in need of guaranteed protection.

The Problem

The main issue on this roof was the expired warranty. Acting as a major government center for the state of Indiana, it was imperative that the roof did not leak and cause a slow down of the center's day to day operations. Utilizing Progressive Materials' 15-year Watertight Warranty, the Government Center now has a decade and a half of guaranteed leak protection. As seen in the before picture below, the roof was also prone to ponding water. Progressive Materials' Silicone Roof Coating Restoration system completely resists ponding water offering the building another solution to future problems.



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The Solution

In just a matter of weeks, the contractor was able to completely restore the aging roof. Using a small, 5-man team, they gave the roof at least 15 years of new life in just a few easy steps:

1. The first step on any silicone restoration job is to powerwash the roof.
2. After the roof had been powerwashed, the team applied PM's P-160 bleed block primer. This primer is designed to keep the oils in the mod bit from surfacing and discoloring the white top coat.
3. Next, the team applied silicone to any membrane laps to ensure a seamless membrane.
4. After prepping the seams, the team applied PM's flashing grade silicone, FG 400 to all penetrations.
5. Finally, the team top coated the roof with PM's 3201. This waterproof coating reflects up to 88% of the sun's UV rays which will help keep energy costs down during the hot Indianapolis summers.



Water beads on the roof's PM silicone seamless membrane.

Final Analysis

After completing all phases of the project, the state of Indiana was very pleased with their roof restoration. Their aging modified bitumen roof now has a new 15-year warranty and is guaranteed to keep water out of the building. On top of that, the cost savings from the UV protection on the roof will add up quickly. Along with lowering the energy usage on this building, the cool roof also helped the environment by eliminating copious amounts of landfill waste. By going with a PM silicone roof, the contractor did not have to tear off any of the aged mod bit, saving time and money on the project as well as creating a sustainable roofing solution for the state.

The final benefit to the state on this job was the fact that choosing a PM silicone roof restoration over a new roof saved the tax payers money. It is estimated that **the state of Indiana saved over \$250,000 on this project** alone, simply by choosing PM silicone.

