

THINGS YOU SHOULD KNOW

BEFORE
REROOFING
LOADMASTER
ROOF DECKS



Loadmaster
Systems, Inc.



By Code:

Reroofing is a repair to your building.

It is unlawful to make repairs to your building that violate the building code.

It is unlawful to occupy a building that has been repaired in violation of the building code.

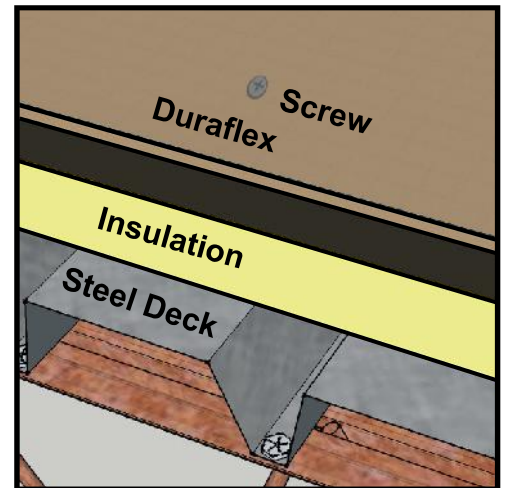
Violators are subject to penalties as prescribed by law.

The Reality

“ Reroofing **MUST** meet building code! ”

Composite Strength:

Loadmaster uses composite structural action to carry gravity, wind uplift and lateral loads. Duraflex Mineral Board and Loadmaster Insulation are attached to Loadmaster Steel Sections with a multiplicity of highly engineered screw attachment patterns that create varying purpose composite structural bonds. This bonding creates a structural member that responds to gravity loads, wind uplift loads and lateral loads as a single structural unit. Buildings using Loadmaster rely on the structural properties provided by composite structural strengths to meet IBC requirements.



When the Duraflex and insulation are attached to the steel deck with an engineered screw pattern the components become a composite structural unit acting as one.

The Reality

“ Loadmaster Roof Decks must maintain composite structural strength for the roof assembly to meet building code requirements. ”

IBC Article 1510.3

Where the existing roof has two or more roof coverings of any type, they must be removed before installing a new roof covering.

The Reality

“ Failure to comply with the building code could lead to any or all of the following:

- More than 2 roof coverings is unlawful.
- Overloading the roof can lead to roof or building collapse.

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Roofing Removal:

Removal of roof coverings and/or removal of Loadmaster board components can cause substantial structural damage to the gravity load-carrying capacity of the Loadmaster Roof Deck and structural damage to its lateral load-carrying and wind uplift load-carrying capacity.

IBC Article 3405.3

Gravity load-carrying components (roof deck system) that have received substantial structural damage shall be repaired to comply with IBC requirements for dead and live loads.

IBC Article 3405.4

For structural damage less than substantial, repairs shall be made to restore the building to its pre-damaged structural state. Structural repair considerations are as follows:

- Lateral load-carrying capacity (roof deck system)
- Wind uplift load-capacity (roof covering and roof deck system)

The Reality

“ Failure to repair structural damages as required by the building code could lead to any or all of the following:

- Insufficient gravity load-carrying components can lead to roof or building collapse.
- Deficient lateral load-carrying capacity can lead to building collapse.
- Deficient wind uplift capacity can lead to roof blow-offs.
- Building and contents insurance coverage could be voided.
- Violators could be subject to triple damages.
- Violators subject to penalties as prescribed by law.

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Engineering Evaluations:

Prior to reroofing, the condition of the Loadmaster Roof Deck Assembly should be evaluated by a licensed Loadmaster Erector and a determination made as to the condition of the steel sections, board materials and attachment devices. The results of this evaluation should be forwarded to Loadmaster’s Technical Department for review and engineering evaluations.

IBC VIOLATIONS



THE BIG QUESTION

Engineering Recommendations:

Loadmaster's Technical Department will review engineering analysis and make recommendations for repair materials and procedures to bring the reroofed assembly into compliance with IBC requirements.

Recommendations can be sealed by a licensed structural engineer.

Since all Loadmaster components are reusable, the roof coverings are removed and the Loadmaster components remain in place. In the event existing materials are found to be damaged, they must be replaced prior to installing the new board components. New insulation and/or Duraflex Mineral Board are installed over the top of existing Duraflex and new engineered screw attachment patterns are installed, re-establishing the composite action to meet IBC load-carrying requirements.

IBC Violations:

The new assembly will not meet IBC requirements if:

1. Non-Loadmaster materials are used to repair the roof deck assembly, or
2. If repair work is not performed by a licensed and trained Loadmaster Erector.

All Loadmaster repair work must be performed by a licensed and trained Loadmaster Erector to meet Loadmaster and IBC requirements.

“So what are the consequences of my reroof not meeting the code?”

The Reality

“ Failure to comply with the building code could lead to any or all of the following:

- Insufficient gravity load-carrying components can lead to roof or building collapse.
- Deficient lateral load-carrying capacity can lead to building collapse causing the building to be classified as dangerous.
- Deficient wind uplift capacity can lead to roof blow-offs.
- Building and contents insurance coverage could be voided.
- Violators could be subject to triple damages.
- Violators subject to penalties as prescribed by law.

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