

## Project Memorandum

**Date:** September 10, 2025

**To:** Jason Smit, Imbert International

**From:** Patrick Callahan, Senior Principal, Studio GC

**Re:** Reroof Project: Independence Junior High School

---

Please accept the following to summarize our discussion last week regarding the suggested option Veregy mentioned at the Board Meeting. I believe you mentioned they suggested an option with a silicone membrane over the metal roof.

We have helped clients with numerous creative solutions to reduce the costs of reroofing. Standing Seam Metal Roofs are unique. In fact, the one currently on the buildings is a reroof. It was a structural standing seam metal roof called SteelLox. It was framed and placed over the original built-up roof, which is still in place below it. As we approach reroofing projects, several hurdles must be overcome before we can recommend a final solution. Code Requirements, Existing Conditions/Application, and current and future Warranty are the first we deal with.

### Code Requirements

Starting with Code, on January 1, 2025, ISBE adopted the 2024 International Building Code via Part 180. There are specific requirements for Roof Recovery, as per Section 1511.3.1.1. Exceptions - Subparagraph 3 prevents us from simply adding an additional roof covering since two already exist, with the existing built-up roof and the second Original SteelLox Structural Standing Seam Metal Roof System. The silicone membrane would be the third. Please see the IBC code citation below:

#### **1511.3.1 Roof recover.**

The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. Where the new roof covering is installed in accordance with the roof covering manufacturer's instructions.
2. Complete and separate roofing systems, such as standing-seam metal roof panel systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
3. Metal panel, metal shingle, and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 1511.4.
4. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without the tear-off of existing roof coverings.

#### **1511.3.1.1 Exceptions.**

A roof recover shall not be permitted where any of the following conditions occur:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
3. **Where the existing roof has two or more applications of any type of roof covering.**

This is a condition that Veregy may not have been aware of.

### **Existing Conditions/Application**

The existing SteelLox roof is a metal standing seam roof. In several areas, the length of the material from ridge to eave exceeds 25 feet. This material is mechanically hemmed from panel to panel to prevent water from breaching the joints. The metal flashings are similar. The reason for this is to allow for the metal to naturally expand and contract as temperatures change. This can result in approximately 1/2 inch of total expansion or contraction of 1/4 inch either direction. The movement, in our experience, can cut or shear the coating material, causing tears that allow for the transmission of water. The proposed standing seam metal roof system has a water barrier placed directly below the standing seam to eliminate the cut plane and provide an additional waterproofing layer, hence the 30- and 40-year warranties, for the respective areas. This, in conjunction with advancements in detailing and thermal expansion, meets the intent of the long-range plan to allow boards and administration for years to come to not have to perform reroofing.

### **Warranty**

The existing SteelLox had a 20-year warranty. The roofing is no longer covered since it is nearly 25 years old. I understand that the silicone membrane can secure a 20-year warranty. We have executed similar solutions for other roof applications with 20-year warranties that apply to the material, not installation. These types of systems are very sensitive to weather and workmanship. Claims have been challenging. The roof we are proposing has a 30-year water-tightness warranty for the areas over the old roofs and a 40-year water-tightness warranty for all the addition areas. That means if there is any issue. The manufacturer sends a contractor to correct the area or leak for the full term of the warranty at their cost. The District does not have to institute a warranty claim and wait for a review. The deficiency is shared with the manufacturer, and the corrective work is scheduled and performed with no cost to the District.

### **Schedule for Bidding**

Independence Junior High School Roof Replacement

Proposed Schedule for Bidding to ensure material order and delivery before the end of the school year in late spring 2026:

Out to Bid	Tuesday, September 23, 2025
Pre-Bid	Tuesday, September 30 or Wednesday, October 1, 2025
Receipt of Bids	Tuesday, October 7, 2025
Board Packet	Friday, October 10, 2025
Board Meeting	Wednesday, October 15, 2025

I know this is a lot, and I am happy to discuss it in detail. Feel free to call anytime.