



Park Edge Water Condominiums is 16-story tall building. At the top 3 levels of the building, there are several mansard roofs that incorporate ornate built-in gutters and terra cotta features.

The original roofing system consisted of an asbestos fiber cement tile roofing system attached directly to precast planks. Over the years, several of the tiles had dislodged and cracked. In addition, extensive water leakage below the gutters and at interior downspout locations was persistently reported.

BTC was originally retained to evaluate the condition of the roofing system and to present recommendations for repair/replacement. Based on its investigation, BTC determined that the existing roof tiles had exceeded their anticipated service life and required replacement. Subsequently, BTC was retained to design a new roofing system for the building. After considering several replacement options, the Owners selected standing seam copper roofing for its architectural advantages as well as its long anticipated service life.

The design of the new roof posed several challenges. The ornate perimeter gutter system had to be designed with a redundant waterproofing system and with new structural support members. BTC also designed a new ventilation system to reduce the potential for ice-damming along the gutters. In order to save costs, BTC specified the existing copper dormers to be saved and repaired.

BTC also provided bidding assistance and construction phase services during repairs.

Project Name:
Roof Rehabilitation at Park Edge Water Condominiums

Project Location:
Chicago, Illinois

Client:
Park Edge Water Condominium Association
6101 North Sheridan Road
Chicago, Illinois 60660

Approximate Construction Cost:
\$800,000

Year Completed:
2004

Nature of Services:
Evaluation of Existing Tile Roofing Systems, Design of New Roofs, Bidding Assistance, and Construction Phase Services

