



Project Profile



St. Regis Condominiums is a 90-unit residential building located in Lombard, Illinois. The building is a 7-story structure with cast-in-place concrete floor slabs and columns. The main roof of the building and the penthouse roof total approximately 18,000 square feet, and originally consisted of a low-slope built-up system with internal drains.

The existing roof, given its age and persistent ponding water, needed replacement. BTC was retained to design a replacement roofing system for the main roof and penthouse roof. BTC prepared drawings and specifications for the roofing systems, which included a single-ply roofing membrane system installed over vapor retarder, rigid tapered insulation panels, and coverboard. Localized masonry repairs were also specified, including rebuilding of select masonry piers that extended above the roof.

The roof design included installation of an insulated, pre-fabricated perimeter box in lieu of traditional wood blocking. Additionally, the design included reconfiguration of area dividers to help improve drainage. Due to limitations in perimeter heights, BTC proposed the use of tapered insulation with marginal slope. Although the proposed insulation thickness and slopes would not strictly meet code requirements, they represented a vast improvement over existing conditions. The average R-Value of the new roofing system far exceeded code requirements but would not meet minimum R-Values prescribed by codes in some areas. As such, BTC worked with local authorities having jurisdiction to receive variances on these code provisions. Since minimal ponding may still occur with this marginal slope, a high-performance Ketone Ethylene Ester (KEE) roof membrane was specified, which will withstand localized ponding.

BTC's services also included bidding assistance and construction contract administration to aid the Association in resolving unanticipated field conditions.

Project Name:

*Roof Replacement
St. Regis Condominiums
Lombard, Illinois*

Project Location:

*St. Regis Condominiums
2000 St. Regis Drive
Lombard, Illinois*

Client:

*St. Regis Condominium Association
Vista Property Management*

Approximate Construction Cost:

\$567,000

Year Completed:

2017

Nature of Services:

*Evaluation, Design, Bidding Assistance,
and Construction Contract
Administration*



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