



Built in 2001, the main facility at C & F Packing Company, Inc. contained a 2-story office area with an adjacent single-story processing plant that included cold storage and a large, approximately 10,000-square-foot freezer section.

The roofing system on the freezer section was intended to consist of a fully adhered PVC roof membrane adhered to a fiberboard over 6 layers of polyisocyanurate insulation below. The first layer of insulation was mechanically attached to the supporting steel deck. The remaining layers were to be set in hot asphalt.

BTC was retained to evaluate detachment of the roof membrane over the freezer section and moisture accumulation within the conditioned space below. An evaluation of these issues was previously performed by another consulting firm acting on behalf of the facility's insurance carrier. BTC's assistance was requested to provide a more detailed evaluation of the roof leaks and membrane detachment, and to provide conceptual repair recommendations.

BTC's evaluation services included document review, visual review, an infrared survey, and several exploratory openings.

Following the evaluation, BTC developed repair design documents and facilitated the bidding process for the project. The design included a retrofit of the existing roofing assembly with thermally isolated mechanical fasteners and an additional layer of insulation.

Project Name:
Freezer Roof Evaluation and Repair
Design, C & F Packing Company, Inc.

Project Location:
Lake Villa, Illinois

Client:
C & F Packing Company, Inc.
515 Park Avenue
Lake Villa, Illinois 60046

Approximate Construction Cost:
Not Available

Year Completed:
2011

Nature of Services:
Evaluation of Existing Roofing System,
Design of Roof Repairs, and Bidding
Assistance

