

Under One Roof Project Description

The Center for Spiritual Living, San José at 1195 Clark Street has been very fortunate in that it has realized 20 continuous years of use from its existing roofing material, which exceeds typical industry expectations. Furthermore, the delay in replacing the roofing material has not led to additional damage that would drive the planned replacement costs higher.

That being said, multiple leaks have been identified; to date, they are being managed with strategically placed buckets within the attics. It is **neither** prudent nor safe to undergo another winter season with the roof in its current condition. The reality of water intrusion will lead to more damage; the possibility of injury for individuals tasked with emptying buckets is too high.

Two types of roof

The Center for Spiritual Living, San José has two distinct roofing types: sloped roofs and low slope (nearly flat) roofs. The sloped areas are covered in typical asphalt shingles, similar to what most of us have on our own homes. The low sloped areas have an industry standard “built-up” roof system, which was supplemented with a torch down overlay approximately 30 years ago.

We consulted with several roofing companies and their guidance was clear: the existing roofing material on the sloped areas should be completely removed. Local building code requires that the existing built-up roofing material on the low sloped areas also be removed.

The rebuilt roofs

The sloped areas will be rebuilt with a highly reflective asphalt composition shingle, which meets [California's Title-24 Building Energy Efficiency Standards](#).

The low sloped areas will be rebuilt with both an underlayment and a 60-mil single ply thermoplastic polyolefin (TPO) roof membrane that is also Title 24-compliant and highly reflective.

At the completion of the work, both roofs will have a manufacturer's certified, 20-year warranty. However, we are taking additional steps to ensure that our rebuilt roof easily lasts in excess of 30 years.

The tasks and practices to replace the roof

- The Center for Spiritual Living, San José property is actively used by its neighbors for recreation—bicycling, skating, dog walking, even as a short cut. To ensure safety, the property will be temporarily fenced to create a secure jobsite.
- The Center for Spiritual Living, San José has an extensive solar panel array that spans sections of both the sloped and low-slope roofs. These panels will be removed, and subsequently re-installed, to accommodate the replacement of the roofing material. The original solar contract approved by the Center for Spiritual Living, San José Board of Trustees includes a one-time removal and reinstallation of the solar panels; therefore, no additional costs will be incurred as part of this project.
- The attics beneath the sloped roof sections of the building are inadequately ventilated. This can potentially cause water damage associated with condensation; it also impacts heat loss/gain within the building. We will correct this condition by installing continuous Smart Vents at the lower edges of the sloped roofs and Ridge Vents at all ridges.
- We know that modifications made over the years to extend the existing roof's lifespan were done so in a practical way, which does not always coincide with the correct way. As we replace the roof, we will make minor corrections to roof top electrical and gas distribution to create code-compliant conditions that will last in excess of 30 years.
- Today much of the sloped roof areas drain to the low sloped roofs with the expectation that the water will ultimately migrate across the low sloped areas to downspouts. Although this is code compliant, it is not a best practice. We will replace 100% of the rainwater leader system (gutters and downspouts) to ensure that nearly 100% of the sloped roof water drains directly to the ground. This will require painting of all new gutters and downspouts as well as touch-up painting of affected fascia and soffits.
- The current roof uses sealants to prevent rainwater that is on and within the painted stucco areas of the building from migrating **behind** the roofing materials. As this is not a best practice, we will selectively remove and replace areas of stucco to properly install counter flashing, which ensures that all rainwater on or

within the painted stucco areas drains onto the **top** of the roofing material. Sealants have a 5-year life expectancy, and metal flashings have a life expectancy well in excess of 30 years. All areas of stucco impacted by these improvements will be repainted.

- On the low-sloped roof directly above Fellowship Hall are six windows whose sills (bottom) are too close to the surface of the roof condition to allow for proper counter flashing. We will replace these windows with shorter windows, allowing for the sills to be raised with the corresponding allowance for proper counter flashing. The replacement of the windows requires associated rough carpentry, stucco patch, drywall patch, finish carpentry (new interior sills), and painting of affected areas.
- A “cricket” is an industry term for a built-up water diversion system. There are currently two large poorly executed crickets in use. We will rebuild them to create a system that lasts in excess of 30 years.
- One section of the current low-slope roof is covered in a large sheet of metal that rolls down the outside walls at its edges. Not only is this unattractive, it allows for standing water, which then promotes rust and, ultimately, water intrusion. We will remove this metal, modify the underlying condition, and cover the area with the same 60-mil TPO membrane as the balance of low slope areas. This will require carpentry improvements and stucco patching/painting.
- During the investigation leading to the roof replacement project, we discovered that the attics of the sloped roof sections of the building are not insulated. This significantly impacts the thermal comfort within the building (too hot/too cold); it also impacts the corresponding energy consumption associated with correcting the excess temperatures. We will install R-39 insulation within the ceiling joist bay of all attics residing below the sloped roof areas.