

General Description:

- **Location:**
Alma, Michigan
- **Profile:**
Manufacturing Facility
- **Project:**
Evaluation & StructureScan Survey

Services Provided:

- Evaluation
- StructureScan Survey
- Development of Long-Range Program

Challenge:

- Extensive, intermittent leaks throughout the facility
- Needed documentation to substantiate roofing budgets

Solution:

- Extensive evaluation performed on entire facility
- Provided objective documentation of conditions with budgets for replacement program

Oxford Automotive *Alma Plant*

Oxford Automotive, a manufacturer of automotive supplies, was experiencing signifi-

cant problems at their Alma Plant. Leakage conditions had occurred intermittently for some time. When one of the leaks caused damage to a breaker

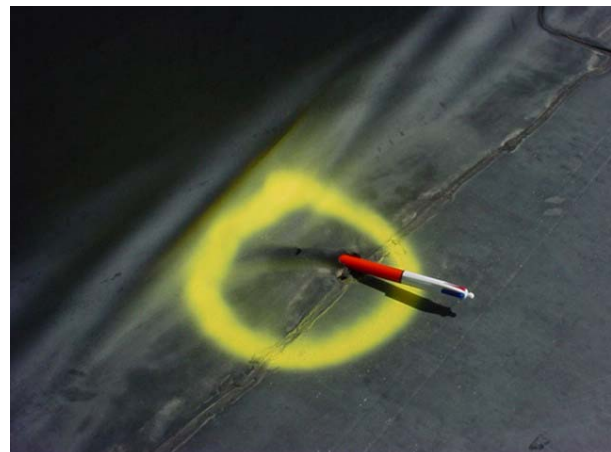
ford to take a more aggressive approach to securing funding from corporate and contracted StructureTec to perform an evaluation and a StructureScan Survey of the roofs. Oxford Automotive wanted to use the information to send to their corporate office in order to substantiate their budget requests. StructureTec began with a visual inspection of the roof to establish a Roof Condition



Overview of the Alma Plant. Areas of wet insulation were marked during the StructureScan Survey.

which shut down their production for three days, Oxford Automotive knew that decisive steps needed to be taken. Oxford Automotive had been aware of the roof problems but had been addressing problems as they arose because of the difficulty in securing funding from the corporate budgets. This shut-down prompted Ox-

Index (RCI). This objective standard measures the current state the roof is in and the amount of service life remaining in the roof. The evaluation looked at all of the



Openings were evident in the membrane and were a common source for leaks.



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Seams, one of the weakest parts of the single-ply roof system, were no longer properly adhered and sealed.



Flashings were disbonded and open at various locations, allowing moisture ingress into the roof and wall systems.

components of the roof and the building envelope at the roof line. The infrared StructureScan Survey was then completed. Substantial areas of wet insulation were discovered throughout the various low-slope roof areas. StructureTec used this information to begin to prioritize the roofs for replacement. This information was used to develop a long-range program with budgets for replacement. This program was able to substantiate Ox-

ford Automotive's request for funding by demonstrating that the roofs were no longer capable of sustaining usable service life through repair. In conclusion, Oxford Automotive had the necessary

information with prioritized needs and budgets to provide to corporate with their requests for budget dollars. This information will enable them to attain the necessary replacements and ultimately achieve the maximum return on investment. ■

FEATURES

Delineates integrity of each specific roof area

Develop a roof condition index rating

Delineates which roofs need to be replaced and which need to be maintained

Prioritization which encompasses all roofs

BENEFITS

Able to prioritize roof replacement

Establish budgets for future work

Able to allocate their resources properly, maximizing the return on investment

Inventory of all facility assets

Total Building Envelope Management SolutionSM

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