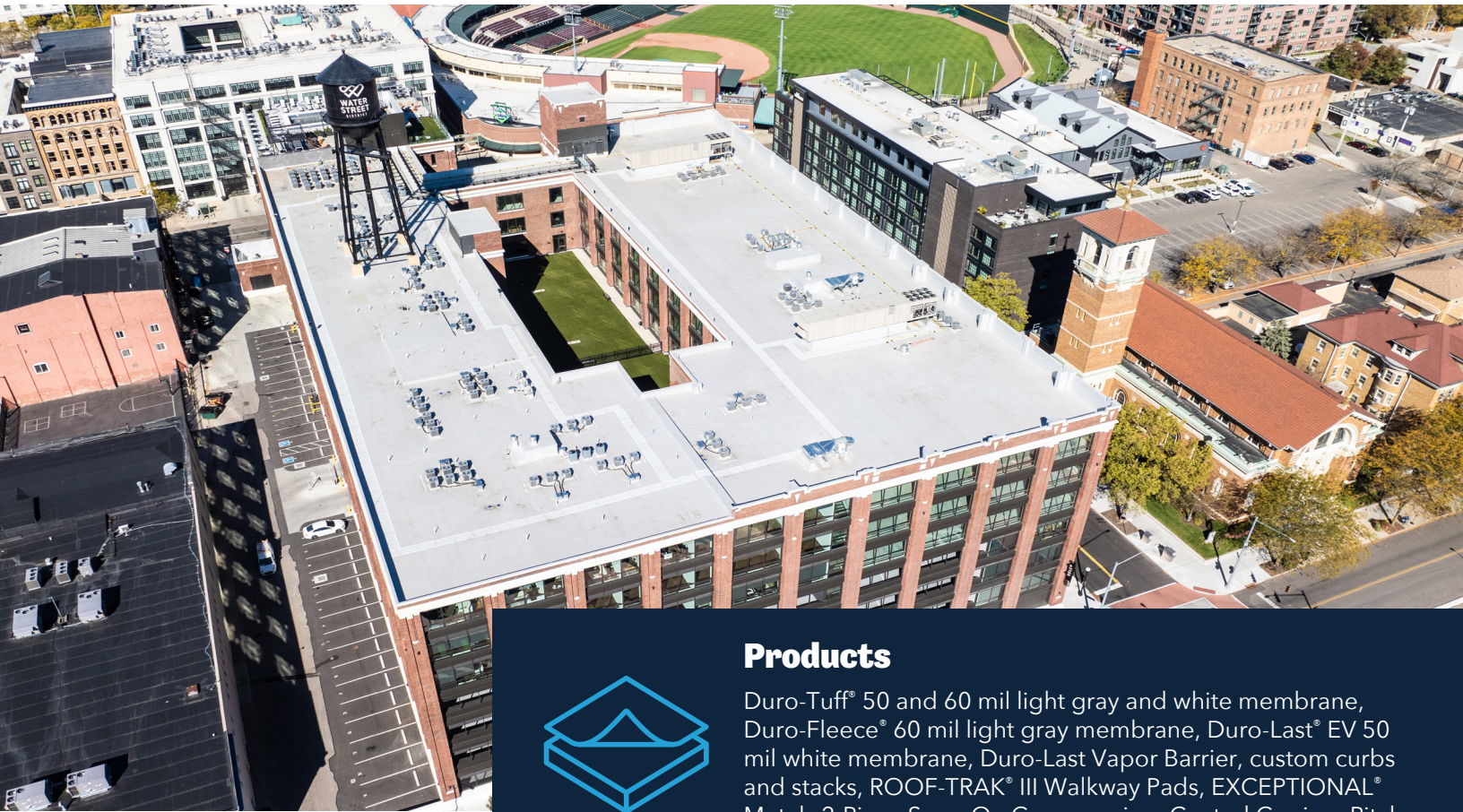




THE DELCO

Contractor: Technical Roofing of St. Henry | **Location:** Dayton, Ohio
Square Feet: 185,485



Products



Duro-Tuff® 50 and 60 mil light gray and white membrane, Duro-Fleece® 60 mil light gray membrane, Duro-Last® EV 50 mil white membrane, Duro-Last Vapor Barrier, custom curbs and stacks, ROOF-TRAK® III Walkway Pads, EXCEPTIONAL® Metals 2-Piece Snap-On Compression, Canted Coping, Pitch Pans, Scuppers, Collector Boxes

The Delco, an iconic building in Dayton, Ohio, recently underwent a complete transformation, evolving from its early days as a car manufacturing site to a luxury residential community. This 515,000-square-foot property now features apartments, retail space, a parking garage and unique rooftop amenities, including a dog park and swimming pool which overlook the Dayton Dragons baseball stadium. For Technical Roofing of St. Henry, which had previously installed a Duro-Last Roofing System on the building in 2010, the project presented a unique opportunity to tackle the rooftop once again while collaborating with other teams overseeing the extensive renovation work.

Technical Roofing's work on The Delco included a complete reroof starting at the deck, which had been stripped and prepared by the demolition team. "Every penetration, doghouse and elevator shaft was taken down to the deck, giving us a clean slate," explained Bill Wourms, owner and manager of Technical Roofing. Partnering with a local contractor, Technical Roofing had the deck insulated



and tapered, ensuring a robust R-value and necessary slope for adequate drainage. Once the tapered insulation was installed, the Technical Roofing team fully adhered Duro-Last Vapor Barrier and ensured the interior remained protected from the elements as renovations continued below. Next, Duro-Fleece 60 mil membrane in light gray was fully adhered across the deck and walls for a smooth, watertight finish.

The Delco's rooftop dog park required a specialized solution to support the placement of artificial turf. Working closely with Duro-Last Engineering Services to ensure compatibility, Technical Roofing fully adhered Duro-Last EV 60 mil membrane as the base layer for the turf installation, allowing water to drain effectively beneath the turf layer without compromising the integrity of the roof.



The installation process was logistically challenging because of the building's height and number of contractors working on-site. With 20 installers climbing eight flights of stairs daily, Technical Roofing's team had to plan its work around limited elevator access and harsh winter conditions. "Every day we climbed up and down, carrying materials and equipment," said Tony Wourms, operations manager at Technical Roofing. "It took around two months to install the main roofing system, but we stayed on-site for months afterward to manage water tightness with the contractors who installed HVAC, plumbing and electrical systems." Custom Duro-Last components, including curbs, drain guards, pitch pans and collector boxes were essential in sealing the roof and providing ongoing support for additional penetrations.

Special attention was given to the building's unique aesthetics, especially the intricate wall structure, which featured numerous jogs and corners. Technical Roofing used EXCEPTIONAL Metals products, including 2-Piece Snap-On Compression and Canted Coping, to achieve a seamless, polished look. "The EXCEPTIONAL Metals products allowed us to quickly install and effectively seal edges that were challenging due to the castle-like architecture," Tony said.

Finally, with more than 200 chiller units on the roof, ROOF-TRAK III Walkway Pads were strategically placed around the equipment and across the rooftop to protect the membrane and ensure a long-lasting, durable surface for heavy foot traffic areas, especially around the dog park and pool.

Duro-Last provided inspection support throughout the project, conducting progressive checks and maintaining thorough quality assurance. "The tech reps were amazing – tracking every seam and marking areas to double-check as we progressed," Bill said. The project was completed when the Technical Roofing team presented The Delco owners with a 20-Year NDL Warranty for the roof installation.



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The Delco Case Study – ORIG: 5.13.25 - DL110046