

Minutes  
LAFAYETTE TOWNSHIP BOARD OF TRUSTEES  
Special Meeting (1)  
Friday, August 2, 2019

Members Present:, Trustee Michael Costello, Trustee Martin Warchola, Legal Counsel-William Thorne, Owners Representative- Bill McDonald, James Magda- Knoch Corporation, Ed McCall- McCall Sharp, Mike Herrin- Kirby Building Systems, Orris Schlabach- Northeast Erector, Trustee Lynda Bowers-Absent

Meeting called to order: 11:05 a.m.

Mr. McDonald stated the purpose of the meeting is to discuss the oil canning on the new Safety Services Building roof. Trustee Costello provided pictures. Mr. McDonald stated the oil canning is very apparent running the entire length on both the east and west side of the apparatus bays. He feels the oil canning has gotten worse since first noticing.

Mr. Schlabach introduced himself as a field technician for the eastern half of the United States. The majority of his issues are structural or weather related with very few issues being esthetic. The majority of the esthetic issues are with the panel that has been used at the new Safety Services Building. He said, "What's causing it (oil canning) number one, is an inherent problem with that style panel because it is a relatively large, flat area. Stresses are induced in the panel". Mr. Schlabach explained several of the stresses that could be a factor. He said, "This type of oil canning is a characteristic of this type of panel and definitely not the worse he has seen.

Trustee Warchola asked if there was anything from a design standpoint, or insulation procedural standpoint or anything else that would have eliminated or minimized the oil canning from occurring. Mr. Schlabach explained the oil canning is not as noticeable on the administration portion of the building due to shorter panel runs and it is installed over a solid sub straight which is uniform base to be attached to. He explained the oil canning may have been minimized by utilizing two panels in place of one, but the insulation would have still had to have been dealt with.

Trustee Warchola said, "There is very severe dimpling than minor, and very patterned". Mr. Schlabach said viewing the roof from the ground it appears to him the severe dimpling is where the clips are screwed down and the insulation pillows away from the clips. Mr. Herrin believes the dimpling is from the purlins. Mr. Herrin explained the steep, profile pitch makes the oil canning very obvious with the temperature of the weather playing a factor in the visibility. Steel expands and contracts with temperature.

Trustee Warchola asked if at some point the steel stress will relieve itself. Mr. Schlabach responded it should and gave an explanation of why he believes so. Mr. Schlabach explained the clips must be screwed down tight to prevent the clips from rocking back and forth.

Trustee Warchola asked if at any time in the future, with extreme temperature changes, extreme hot to extreme cold, if pictures were taken at the exact same time, area, etc. , what would be expected. Mr. Schlabach expects some of the minor dimples around the clips to be less visible but it depends how the insulation compresses. He believes snow accumulation could help compress the insulation helping alleviate the visibility.

Trustee Warchola asked, "does this affect the integrity, the warranty, the structural stability, the weather tightness, any physical aspect other than aesthetics?". Mr. Schlabach responded, "No sir, it does not!" Mr. Herrin confirmed there should be no other issues.

Mr. McCall said according to the specifications there is a fifteen year warranty. Trustee Warchola was surprised to hear the warranty was for fifteen years, a standard shingle roof on a residence can be up to thirty years and one of the reasons the township chose the steel roof was for longevity. Mr. McCall said there are a variety of warranties and the coverage varies. He asked Mr. Schlabach if there are any options that allow the warranty to be increased. Mr. Schlabach said the standard warranty is twenty years and there are different levels of warranties, but it would be a decision for someone else in the company. He explained if the roof is leak free for approximately two years, it most likely will remain leak free unless, it is acted on by something else. Mr. Herrin stressed the importance of regular, preventative maintenance and keeping the gutters and down spouts cleaned and clear of any and all debris. Minor, uniform, color fading is to be expected over time. He explained on low profile roofs, the oil canning, dependent upon the environment, can have staining due to moisture from dew etc.. However, he does not feel this will occur on this roof due to the steep pitch. There is a standard maintenance warranty for all their metal roofs. Discussion over the additional warranties that may be available took place.

Mr. McDonald asked Mr. Schlabach if he felt the roof was installed properly. Mr. Schlabach said “from the ground, it looks as good as any roof of this type that he has seen. I have not been up on the roof to actually probe everything and look for voids and etc., from a visible inspection from the ground, it looks installed properly”. Mr. Schlabach explained there are four different levels of warranty and they don’t conduct inspections on warranty level one but they do on levels two, three and four. He said he is not the only inspector, and someone else may have conducted the inspection. Trustee Warchola asked if Northeast Erectors conducted any inspections during the installation and if that is routine? Mr. Herrin confirmed they did not have anyone on site during the installation. From an erection stand point, Mr. Herrin wasn’t present, but was for the process and Kirby watched very closely. He noted they were vigilant and took extra notice when the sealants were put in to ensure they were put in the correct places, clips installed in the correct way. He was present for the seaming and he took extra notice of all the valleys, the hips, the peaks and is 100% confident it was performed correctly noting, they are responsible for any leaks. Mr. McCall said compared to other metal roofs, this is a high quality roof.

Mr. Herrin pointed out this particular profile roof, in the office area, with the vertical lay, is much cleaner than a trapezoidal roof.

Mr. Magda said he received all the warranty information and manufacturer recommendations. He will submit digital copies of all warranties, broken down by specification section and an index will be included. Trustee Warchola asked if the Kirby logos at each end of the building can be replaced because he is not in favor of advertising. Mr. Schlabach said a blank cap can replace if the township wishes.

Meeting adjourned at 11:45 a.m.

Approved: \_\_\_\_\_

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Martin Warchola, Trustee

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Lynda Bowers, Trustee

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Michael Costello, Trustee

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Shirley Bailey, Fiscal Officer