



COMPLETE JM SOLUTION PROTECTS MILLIONS IN HIGH-END VEHICLES

187,500 SF Re-Roofed with JMTPO, & 196 Skylights



Description: To replace a leaky roof at the end of its 20-year lifecycle, Project Managers at the Port of San Diego put the re-roof project for the National City Maritime Terminal Warehouse 24-B out to bid. Chambers, Inc. dba Roof Construction (RC), was the winning contractor, and the submitted basis of design was a Johns Manville TPO Roof System. The project was completed in February 2024, marking the end of the seven-month job at California's sprawling fourth largest port. JM and RC completed other roofing projects at the same location, including the Port's headquarters.

Challenge: This job presented several challenges, but this team was ready for them. A roofing system had to be designed to withstand a high-moisture saltwater environment. Throughout the job, the crew had to be careful to not let any debris fall onto the client's property, which is the site of a constantly rotating inventory of high-end vehicles. Starting with the roof tear out, a tremendous amount of gravel had to be removed, along with the old built-up-roof (BUR) materials and insulation down to the metal pan deck. For the re-roofing, the crew had to build its own staircase and scaffold, and use a crane to lift the new materials an estimated 40 feet high to the job site. Additionally, the city of San Diego required a warranty to cover the roof and skylights.

Solution: Johns Manville assisted Sillman Architecture in designing a roofing system that would meet the performance requirements. Once awarded, Roof Construction and JM got to work. Going in with a history of collaboration on more than 330 projects, the team's goal was to deliver the project on budget and on time. Removal of the existing roof was done in phases to protect the interior of the building and its occupants. The crew first installed 1 inch of JM ENRGY 3® and ProtectoR® HD mechanically fastened to the steel deck. Next JM 60 mil TPO was fully adhered with JM Water-based Membrane adhesive. The environment called for the use of stainless steel TPO clad metal for the edge detail to avoid any saltwater corrosion, instead of the more commonly used galvanized steel. The same dedicated crew also replaced 196 4-by-8 foot domed skylights, and vented curbs throughout the 187,500-square-foot roof. Johns Manville and Logistics Lighting are national partners, which allowed for the skylights to roll up seamlessly under one guarantee.

The install happened while a seemingly endless line of Mercedes, Ferraris, Audis, and other high-end vehicles were offloaded from massive freighters to the 135-acre Maritime Terminal. Each car is individually inspected, detailed and waxed inside the warehouse before being shipped by rail throughout the United States.

"The team at Johns Manville managed this job the same way they oversee all their jobs with us, they deliver on-time with exactly the materials we need where and when we need them. I knew going in, the job would go well and the client would be happy with the work given our long history working together," said Ron Chambers, Owner/President.

Location:
San Diego, California

Johns Manville Representative:
Charles Laughery, Senior Sales Representative
Pacific Region

Contractor:
Chambers, Inc. dba Roofing Construction
Ron Chambers, Owner/President
JM Peak Advantage® Summit Contractor

JM Roofing System Solution (ST6RA):
20-Year Peak Advantage® Guarantee

JM TPO 60 mil Fully Adhered System
JM TPO Waterbased Membrane Adhesive
ProtectoR® HD
ENRGY 3® Polyisocyanurate

