

The King's English

SPECIAL EDITION: NEW ROOF PROJECT

A Publication of English Towers Condo Association

April 2020

Dear Fellow Owners:

Hope you are safe and healthy. With all of the recent Executive Orders and knowing that most owners are not in Ocean City, we wanted to let you know about a very important project that was recently completed at English Towers – THE NEW ROOF!

We have talked about the roof project in numerous meetings, newsletters, and emails. The new roof is now complete and the building and parking lot is back to what everyone is used to seeing. What you may have missed was the complete transition from the old roof to the completed project. This is a photo diary of the project from start to finish.

Crane Setup

We started with the crane setup on the north side of the building.



Truckloads of supplies arrived daily and were hoisted to the roof. Four additional dumpsters were placed in the parking lot.



The workers began by removing the old stones and two layers of old roofing dating back to 1974.



After the removal of the old roof, a new watertight layer of roof was sealed to the concrete deck.



Once watertight, new foam insulation blocks were installed. These had to be tapered towards all of the drains for proper rain water drainage.





Once the blocks were in place, the final roofing materials were installed.



All of the other components on the roof also had to be reinstalled and/or modified for the difference in the thickness of the new roof in order to meet 2020 building codes.

This is just a brief rundown of the process which took a total of five weeks (with only 4 days of downtime when work could not be performed due to rain or high winds). We hope you enjoy this photo diary.

---Russ Hobbs

