



## YOUR COMMERCIAL ROOF IN THE WINTER

Wintertime in our area is harsh, with snow, ice and temperatures that may not climb above zero for days at a time. It's hard to be outside at all, let alone on the roof of your commercial building. But your roof doesn't stop working during these long winter months and you should be diligent in making sure that it continues to provide the weathertight protection that your commercial facility requires. Here are some wintertime roofing points to consider while you're waiting for spring to arrive.

Don't neglect inspecting your roof for signs of age or wear and tear. Make it a part of your building's maintenance routine to get on your roof and look for punctures in the surface, gaps between membrane seams, detached flashings, missing or separated metal details or any other problems that might mean that your roof won't stay watertight.



Commercial roofing systems are subject to expansion and contraction in the winter, as temperatures fluctuate between frigid temperatures at night and daytime warming. This creates stresses on the building structure and roof components, which can lead to weak membrane seams pulling apart, termination pieces loosening, and metal or plastic edge details separating from the building perimeter.

Wintertime temperature variations also mean that your roof is probably subject to freeze and thaw cycles for snow and other precipitation. Snowfall can melt, then re-freeze repeatedly during the winter months and this can turn small problems into big ones. For example, small roof membrane cracks or gaps can enlarge quickly and allow moisture to penetrate, which can then re-freeze, enlarge those small openings and allow more water in – leading to additional damage and costly repairs.

Also because of this freeze/thaw cycle, ice tends to form around roof drains and not allow water to flow properly. This adds weight to the roof which can create sags and lead to standing water problems down the road. Make sure that your roof's drains, gutters and downspouts are not blocked by snow and ice. They need to be clear so that snowmelt can flow off the roof and away from your building.

When you're doing your rooftop inspections in the winter make sure to follow good safety practices. A commercial roof can be a hazardous place in good weather; it can become treacherous when it's snow covered and the wind is blowing. Some commercial roof membranes become exceptionally slippery when covered with frost and snow.

If you discover problems on your rooftop that need attention, please contact Nohava Construction. We specialize in the repair of all types of commercial roofing systems, including EPDM, tar and gravel (built-up roofing), thermoplastics (TPO and PVC), metal, and various roof coatings. Our team of professionals will ensure that leaks are repaired effectively and your building operations are not interrupted.



If you find that your roof may not survive until spring, keep in mind that many commercial roofing systems can be installed during the winter. For example, the Duro-Last single-ply roofing system remains flexible and can be installed in all seasons. Nohava is an award-winning, authorized Duro-Last contractor and we can install a new Duro-Last roof in all but the coldest conditions.

Regardless of your commercial roofing needs, Nohava Construction is ready to serve you. Please [contact us](#) at your convenience.