

# Tarco ROOFER'S REPORT

## EasyLay® Underlayment Eases Installation of 80,000 Square Foot Bass Pro Roof



### Asphalt-Saturated High Performance Polyester Replaces Conventional 30# Felt Underlayment in Steep Sloped Commercial Roofing Application

**F**aced with roofing a very large, steep-sloped Bass Pro retail store, Onnie Diaz sought an underlayment product that would make the work easier on his men. He determined that EasyLay was exactly the right product for this application.

#### Steep and Windy

Typically, for steep-slope commercial buildings, Diaz used conventional 30# underlayment but this project was different and so he wanted to try something different.

First of all, this building had an exceptionally steep slope and so he

sought a product with high traction. Secondly, Mesa, outside of Phoenix, Arizona, is noted for the strong Monsoon winds that blow through it, so he sought a product that would be easy to handle in such conditions.

"The Bass Pro roof was fifty feet above the ground at its highest point and had a slope of 8" to 10" per foot," said Diaz. "That's a really steep slope for this area. Although our men would be tied off, they still needed something that they could get footing on, or they just wouldn't be able to work effectively.

"The Bass Pro store in Mesa, Arizona is situated in the 'valley of the sun.' There is a lot of wind in the valley," added Diaz. "The wind was an important factor

because we needed a product that would be easy to handle in the wind."

#### Product Evaluation

"It was easy to see right away that the EasyLay product offered better traction. We installed the EasyLay asphalt side down and it really grabbed the OSB [oriented strand board]. It had the right weight and the tackiness grabbed hold firmly, almost like Velcro. Additionally, the material on the top side provided a good surface for walking on," said Diaz. "The synthetic felts that we tested tended to be slippery and they were difficult to lay down."

Tarco EasyLay was the runaway favorite for the Bass Pro job based on this initial evaluation. WSP elected to

upgrade to EasyLay at its own cost. "We chose to do it at our own expense for the ease of installation and the security of our roofers. We did it mainly for our men. However, this upgrade also allowed us to give a 10 year workmanship warranty to the customer, which we would not have done if the job was done with conventional 30# felt."

In particular, for the Bass Pro job, Western Single Ply needed a dry-in material strong enough not to tear out underfoot as roofers walked across the surface carrying equipment and materials. Moreover, the underlayment would need to shed water and not seep through. It had to protect the finished tongue-in-groove deck for several weeks, until all the other trades could complete their assignments and move off the deck, at which point the synthetic slate could be installed.

### **Unlimited Periods of Exposure**

According to Diaz, the fact that EasyLay can be left exposed for extended periods of time made the installation much easier than it otherwise might have been. "We don't get a lot of rain in Arizona but when it does rain we have heavy downpours. It is not unusual for us to get a half inch or more of rain in one downpour."

He explained that the Bass Pro roof was 80,000 square feet. His crew tackled the project in increments up to 30,000 square feet, which could end up being exposed for up to a month before the synthetic slate roof was fully installed on top of the underlayment.

Working on the steep roof with the EasyLay product, a crew of six to eight men could install about 6,000 to 8,000 square feet per day. Once the underlayment was installed, that portion of the building could be considered dry and the other trades could begin working inside the

building. Therefore, the use of EasyLay had an unexpected benefit for the general contractor: It made it much easier to coordinate construction schedules.

Other materials cannot be left exposed for more than a few days before they tend to buckle and tear. That creates a real problem since it could take 30 days or more to install the synthetic slate over the 30,000 square feet sections.

### **Smooth and Easy Handling**

"We typically expect problems on a large job such as this, but EasyLay made everything go much smoother," said Diaz. "For example, if one of the roofers forgets to nail the bottom edge other products start flopping in the wind. The synthetic felts would have just blown off the roof in that case, but the problem was easily fixable with the EasyLay. The EasyLay product is a bit heavier and so it stays where you put it. EasyLay rolls out on steep slopes with ease.

"Other products would slide," he added. "You could lay out the EasyLay product and it grabs yet you can move it if necessary."

Diaz explained also that the EasyLay product is very easy to nail. "When the nails puncture the EasyLay product, you tend to get a gasket-type of a hole. It is like driving an ice pick into vinyl. With synthetic felts the holes tend to get bigger when the underlayment moves around but that doesn't happen with EasyLay. With conventional felts, the material tends to tear, but again that does not happen with EasyLay."

The nailability of EasyLay helped WSP meet its dry-in schedule with ease.

Diaz feels that EasyLay will enhance Western Single Ply's reputation as a professional company that delivers what it promises. For this reason, he is recommending the use of EasyLay to all of WSP's general managers.

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