

A JM QUALITY ROOFING SOLUTION FOR A BUSY SHOPPING CENTRE

2-PLY JM SBS CHOSEN FOR MAJOR RETAIL RE-ROOFING PROJECT



Description: This 101,358-square-foot roofing project involved the complete replacement of an aging flat roof at a shopping centre in Cobourg, Ontario. The owner required a long-term roofing solution that would address ongoing leaks while minimizing disruption to tenants and daily operations.

Elite Roofing installed a 2-Ply JM SBS Modified Bitumen roofing system over a Kraft paper vapour barrier, 2.5" ENRGY 3[®] polyisocyanurate insulation mechanically fastened with JM UltraFast[®] Plates, and a ½" RetroPlus[™] cover board set in hot asphalt. The assembly was completed with a hot-applied, gravel-surfaced DynaBase[®] SBS membrane system, along with new flashings and metal coping for enhanced durability and weather protection.

Challenge: With ongoing leaks and a history of service calls, the building's aging roof required a full replacement. The team needed to manage roof load, minimize foot traffic, protect workers around skylights, and work around HVAC penetrations, all while following a phased sequence to limit disruption to tenants. The landlord required a durable solution delivered on time and within budget.

"Our client asked us to complete a roofing project at an enclosed shopping centre following a specific workflow, which presented challenges due to the fragile roof and limited staging areas."

— Howard Glowinsky, Director, Elite Roofing

Solution: Elite Roofing worked closely with Johns Manville sales and service teams to deliver a durable, high-performance roofing assembly that met the project's scheduling, budget, and performance requirements.

A phased installation approach helped maintain tenant operations while allowing the crew to safely navigate skylights, HVAC penetrations, and restricted work zones. The combination of ENRGY 3[®] insulation, RetroPlus[™] cover board, and the DynaBase[®] SBS modified bitumen system provided a robust roofing solution designed for long-term weather resistance and durability.

Through careful planning, precise execution, and the use of proven JM roofing components, the project was completed on time and on budget, providing the owner with a reliable roofing system built for long-term performance.

Location:
Cobourg, Ontario

Contractor:
Elite Roofing
Howard Glowinsky, Director
JM Peak Advantage[®] Summit Club[®] Contractor

JM Roofing System Solution: 2FIG

2-ply DynaBase[®] SBS
RetroPlus[™] cover board
ENRGY 3[®]
UltraFast[®] Plates