

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: _____

Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Note: application is inclusive of all units

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor

Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. ~~I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder.~~ I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. ~~I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be~~

Print Name: _____ Signature: *Julie Jones* Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

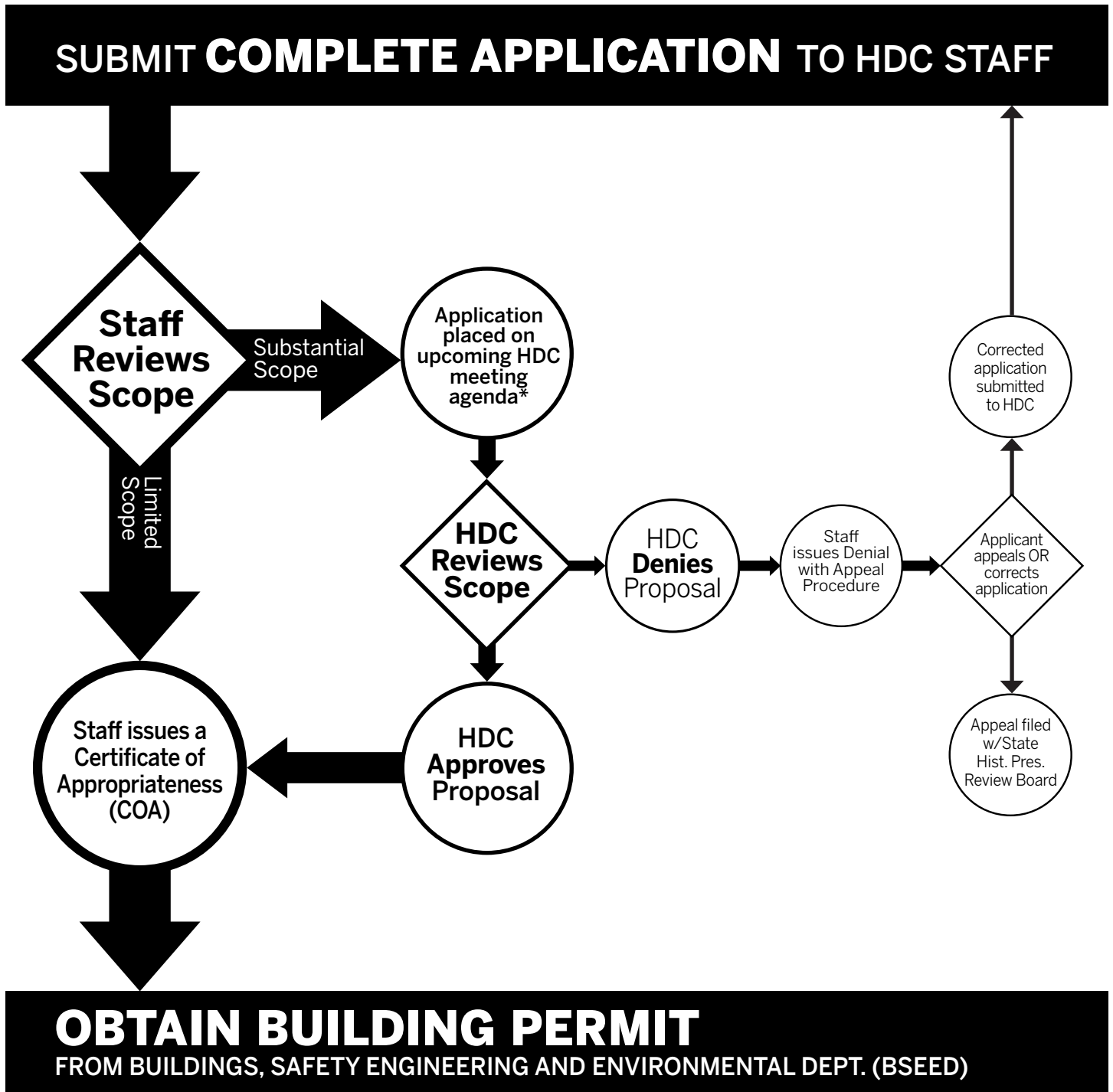
Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



OBTAIN BUILDING PERMIT

FROM BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPT. (BSEED)

* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc



MEMORANDUM | July 31, 2020

Chateaufort Place Cooperative

Historic District Commission Project Review Request

WJE PROJECT NO. 2019.7465

TO Lisa Brown, Jon Hague, and Latisha Billy
Chateaufort Place Cooperative Building Committee
Lafayette Park
Detroit, Michigan 48207

FROM Julie Jones, PE

In accordance with the project review requirements established by the Historic District Commission with the City of Detroit, Wiss, Janney, Elstner Associates, Inc. (WJE) has prepared this memorandum on behalf of the Chateaufort Place Cooperative (CPC). This information is a supplement to the *Project Review Request* form.

EXISTING CONDITIONS

The existing roofing systems generally consist of gravel-surfaced, multi-ply, built-up roof membranes installed over red rosin paper applied directly to the 1/2 inch thick plywood roof deck. No slope was observed along the roof deck and ponding occurs throughout many of the sixteen buildings within the CPC property. The existing roof membranes are believed to be non-historic material.

Prefinished, white sheet metal gravel stop and fascia are installed at the roof perimeter along the sides and front of the building, and a hanging gutter and downspouts are located at the back of each building. Soffits located at the front and back of each building are clad in perforated, prefinished, white, aluminum soffit panels which conceal an underlying soffit vent. Drainage at the shed building, which is located at the south end of Building 1528-1530, is provided by a cast iron roof drain.

Exploratory openings through the soffit and roof deck revealed an attic space framed by 2x10 wood rafters and approximately two inches of faced fiberglass batt insulation laid on top of the interior sheathing.

PROJECT DESCRIPTION

Roof replacement is proposed rather than repairs due to the lack of positive drainage, widespread ponding, and leaks reported by CPC. The roof replacement project will consist of removing and replacing the existing roofing system and associated flashings. The original hanging gutters, downspouts, fascia, and soffit panels will be reused as part of the base bid. Alternate work items will include replacement of the hanging gutters, downspouts, fascia, and soffit panels.

Since original construction drawings are unavailable, the differences between the existing conditions and original construction are currently unknown. Changes between the existing condition and proposed scope of work, which will be visible to the public right of way include a wider sheet metal gravel stop to accommodate for additional tapered insulation which will provide positive roof drainage. Alternate work items that will be visible to the public right of way will include: new hanging gutters, downspouts, fascia, and soffit panels. If approved and selected, alternate work items will be replaced in like-kind.

SCOPE OF WORK

1. Remove and dispose of existing roofing systems, including: gravel surfacing, built-up roof membranes, red rosin paper, and associated base flashings down to the surface of the plywood deck.
2. Remove and dispose of existing metal flashings, including perimeter flashings and counterflashings.
 - a. The gravel stop flashing will be visible from grade. See Item 7.a. for additional information about the new installation.
 - b. Other metal flashings are located on the roof and will not be visible from grade.
3. Remove and salvage the existing primary drain assemblies for reinstallation, including hanging gutters, downspouts, and cast iron drain (at shed).
4. Raise existing penetrations, such as vents, soil pipes, and skylights, to accommodate the increased insulation thickness and provide a recommended eight inch base flashing height.
 - a. Most penetrations are located along the centerline of the roof (where the new insulation will be approximately 5 1/2" thick) and should not be readily visible from public right of way.
5. Furnish and install new roofing system, including:
 - a. 1/4 inch per foot tapered polyisocyanurate insulation
 - i. Mechanically attach base layer and apply subsequent layers in adhesive
 - b. 60mil PVC roof membrane (adhered)
 - i. Color to be selected by Owner from list of standard colors (white, tan, gray)
6. Furnish and install new walkway pads.
7. Furnish and install new sheet metal flashings, including gravel stop and base counterflashings.
 - a. To accommodate thicker insulation, the new gravel stop flashing will approximately seven inches wider than the existing and will be visible from grade.
 - b. New base counterflashings will be located at penetrations along the centerline of the roof and will not be visible from the public right of way.
8. Furnish and install new roofing accessories for all roof penetrations, roof top units, skylights, etc.
9. Install new wood blocking at roof perimeters to accommodate new insulation thickness.
10. Remove and reinstall existing electrical conduits and flood lights.
11. Do not disturb existing perforated aluminum soffit panels.
12. Unit price work items:
 - a. Localized repair of plywood deck (as needed based upon uncovered damage from water infiltration).
13. Alternate work items:
 - a. Furnish and install new hanging gutters, downspouts, drain assembly, and splash pads to match existing.
 - b. Furnish and install new perforated soffit panels to match existing.
 - c. Provide 1/8 inch per foot tapered polyisocyanurate insulation.
 - d. Provide 1/2 inch thick coverboard between PVC roof membrane and polyisocyanurate insulation.
 - e. Install approximately 7-1/2 inches of blown-in fiberglass insulation within the existing attic space.

PHOTOGRAPHS



Figure 1. Aerial view of the sixteen buildings within Chateaufort Place Cooperative.
Source: Google



Figure 2. Overview photo of building from grade.



Figure 3. Overview photo of building from grade.



Figure 4. Overview of existing roof surface.



Figure 5. Overview of existing roof surface.



Figure 6. Detail photo of typical roof edge conditions.



Figure 7. Detail photo of rooftop equipment and penetrations.



Figure 8. Existing gravel stop and fascia and soffit at front of building.



Figure 9. Existing gravel stop and fascia at side of building.



Figure 10. Existing hanging gutter, downspout, fascia, and soffit at back of building.



RENDERINGS

See enclosed renderings showing existing and proposed gravel stop and fascia



18.5"

WJE

Gravel stop and fascia: existing condition
No slope

Wiss, Janney, Elstner Associates, Inc.
30700 Telegraph Road, Suite 3580
Bingham Farms, Michigan 48025
248.593.0900 tel
www.wje.com



25.5"

WJE

Gravel stop and fascia: proposed condition
1/4" per foot tapered insulation

Wiss, Janney, Elstner Associates, Inc.
30700 Telegraph Road, Suite 3580
Bingham Farms, Michigan 48025
248.593.0900 tel
www.wje.com



PRODUCT DATA SHEETS

See enclosed *Adhered Single-Ply Roof System* brochure from Sika Sarnafil



Sarnafil

Adhered Single-Ply Roofing Systems



Sarnafil®

Adhered vinyl roofing systems from Sika Sarnafil provide building owners with an aesthetically pleasing roofing application that delivers superior, watertight protection—this protection is the result of time tested membranes, hot-air welded seams and a wide variety of system configurations to match the unique needs of individual building designs.

Sika Sarnafil is a pioneer and the leading authority worldwide for adhered, single-ply roofing, thanks to quality adhesives, superior membrane performance and outstanding technical assistance.

The company's involvement with adhered roofing systems and the technology behind them goes back more than 45 years, and this expertise has led to innovative systems and products that fully address the needs of building construction.

On the Cover:

*Science Teaching & Student Services Building
University of Minnesota*

An adhered Sika Sarnafil roof system provided the University of Minnesota with watertight protection for their new-construction roof featuring multiple curves and angles.

Performance and Sustainability

Energy Efficiency

Energy consumption is a prime contributor to the operational cost of commercial buildings—and to a building’s environmental “footprint.” An adhered EnergySmart Roof® from Sika Sarnafil minimizes absorption of solar heat from the sun, thereby reducing air conditioning needs and lowering energy costs. A reduction in energy consumption helps to combat the “urban heat island effect” prevalent in cities across the country and impacting the quality of air. The EnergySmart Roof exceeds the cool roof requirements of the EPA’s ENERGY STAR® roof program, California’s Building Energy Code (Title 24), LEED® and Green Globes®.

Recycling

Sika Sarnafil established the first recycling program for single-ply roofing systems. The company’s 10-foot wide membrane contains an average of 10-percent recycled content. Sika Sarnafil is the only roofing manufacturer to have received verification of its recycling claims from Underwriters Laboratories.

Fire Resistance

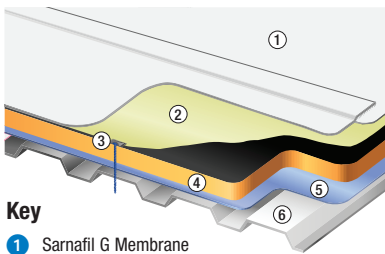
Fire resistance means a safer environment. Sarnafil vinyl membranes are naturally fire resistant and have UL Class A fire ratings over polyisocyanurate insulation at four times the slope of TPO membranes. (Visit our website at usa.sarnafil.sika.com to see fire test video comparing PVC, TPO, EPDM and SBS Modified Bitumen.)

Behind every product and every system is our Sustainability Promise.

sustainability.sarnafil.com



The Leading Resource for Adhered, Energy-Efficient Single-Ply Roofing Systems



Key

- ① Sarnafil G Membrane
- ② Sarnacol Adhesive
- ③ Insulation Fastener
- ④ Insulation
- ⑤ Vapor Retarder
- ⑥ Structural Deck

The Industry Standard

Sika Sarnafil is the undisputed leader in adhered thermoplastic roofing, having provided commercial buildings through the years with unparalleled protection from the elements. The company has produced more than 15 billion sq. ft. of high performance thermoplastic membrane—with many of the company's adhered roofing systems still performing after 25 to 30 years of service, in all types of climates.

Performance Characteristics

Sarnafil® brand adhered systems attach securely over uniquely shaped roofs to combat mechanical stress from wind uplift. The systems eliminate sheet flutter and prevent “billowing.”

Sarnafil membranes with feltback minimize the “telegraphing” of substrates, resulting in a cleaner, more even appearance. In addition, adhered systems are suitable for “non-nailable” substrates like concrete.

Adhered roofing systems are also an excellent choice when all other roof system components are adhered. These systems eliminate the need for mechanical fasteners that can cause thermal bridging.





▲ Dallas/Fort Worth International Airport, Dallas, TX

Leading the Way in Technology

Sika Sarnafil was the first single-ply company to develop a membrane specifically for adhered roofing applications. The Sarnafil G410 membrane has a non-woven fiberglass mat for superior dimensional stability and a low coefficient of thermal expansion and contraction—factors critical to the service life of an adhered roof. The G410 membrane has the best dimensional stability of any single-ply membrane, based on testing to ASTM D1204.

Sika Sarnafil's G410 relies on the same time-tested formulation utilized in all exposed Sarnafil-brand membranes—this formulation has led to a world-class reputation for reliability and performance for Sika Sarnafil roofing systems.

Complementary Sika Sarnafil products for adhered applications include both solvent and water-based adhesives—these adhesives are tailored to meet project specific needs, including compliance with regulatory requirements and green building rating systems. Adhered systems from Sika Sarnafil are available in a variety of configurations to match requirements relating to building designs and local conditions.

Simplified Application

Ease of application is an important factor in the successful installation of any roofing system. The flexibility of Sika Sarnafil's vinyl membranes—together with the company's time-tested hot-air welded seaming technology and compatibility with a variety of adhesives—makes the company's adhered roofing systems very easy to work with.

Aesthetics

Adhered roofing systems are known for their aesthetically appealing appearance. This is especially important for building designs in which the roof is visible from the ground. Sika Sarnafil's patented Décor Roof System uses vinyl profiles welded to the membrane surface to simulate the look of a standing-seam metal roof and is a popular option for steep slope installations. For this system, Sika Sarnafil produces membrane in seven standard colors and in an unlimited number of custom colors to meet design aspirations.

Sarnafil®

Sika – Your Local Partner with a Global Presence

Sika is a globally active company in the specialty and construction product and chemicals businesses. It has subsidiary manufacturing, sales and technical support facilities in more than 70 countries around the world.

Sika is THE global market and technology leader in waterproofing, sealing, bonding, strengthening and protection of buildings and civil engineering structures.

Sika has more than 13,000 employees worldwide and is therefore ideally positioned to support the success of its customers.



Sika Sarnafil

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Sika Sarnafil

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Mississauga, Ontario
L5T 1J5 Canada
Tel: 1-800-268-0479
Fax: 905-670-5278
Email: marketing.construction@ca.sika.com
can.sika.com

Sika Sarnafil Adhesives

Adhesive	Description/Application	Low VOC
Sarnacol 2121	A water-based dispersion adhesive used within a Sarnafil adhered system. It is formulated for adhering PVC membranes to clean, dry, water absorbent, horizontal roof surfaces with slopes up to 10° (2/12). See Technical Bulletins 03-09 and 04-09 for information on using Sarnacol 2121 on flashings or on higher slopes. For any other applications, contact Sika Sarnafil.	Yes
Sarnacol 2170	Solvent-based reactivating adhesive used with a Sarnafil adhered system and/or flashing details. It is also used to adhere flashings in Sarnafil waterproofing systems. It is formulated for adhering Sarnafil PVC membranes to properly prepared substrates such as wood, sheet steel, masonry, concrete, insulation and approved coverboards.	—
Sarnacol 2170VC	Solvent-based VOC-compliant adhesive used with a Sarnafil adhered roofing system and/or flashing details. It is also used to adhere flashings in Sarnafil waterproofing systems. It is formulated for adhering Sarnafil PVC membranes to properly prepared substrates such as wood, sheet steel, masonry, concrete, insulation and approved coverboards.	Yes*
Sarnacol 2166	One-part, VOC-free moisture curing urethane adhesive designed specifically for the installation of the Sarnafil membrane to a wide variety of insulations, recover boards or lightweight concrete.	Yes

* The U.S. EPA considers the solvent in 2170VC as "exempt," and therefore the product can be used in all jurisdictions operating under EPA guidelines. At this time, the SCAQMD does not recognize it as exempt, and therefore the adhesive cannot be used in jurisdictions governed by their regulations directly (e.g., specific counties in CA). Not eligible for credits in LEED® or Green Globes® projects.

**Our most current General Sales Conditions shall apply.
Please consult the Product Data Sheet prior to any use and processing.
ISO 14001: 2004-Compliant**



ENERGY STAR® is a trademark of the U.S. EPA.
LEED® is a trademark of the U.S. Green Building Council.
Green Globes® is a trademark of the Green Building Initiative.

Sarnafil®

