




**MOUNTAIN SHADOWS DEVELOPMENT IN INCLINE VILLAGE, NEVADA, ON THE SHORES OF LAKE TAHOE.**

## Tahoe Reroof

### *Metal Roofs on Lake Tahoe Townhomes*

by Randy Franz, freelance writer

 The rustic townhomes nestled amid majestic pines above Lake Tahoe, Calif., were due for a makeover, and job one was a new roofing system. After 17 years, the wood shake roofs were wearing out fast. Yard-long icicles had taken their toll and it was time for a change.

The homeowners association board for the Mountain Shadows development in Incline Village, Nevada, swung into action early in 2002. Like most associations, its first move was forming a committee, in this case the roofing committee, to research materials, systems, manufacturers, and contractors, and recommend a course of action.

Unlike most groups, the roofing committee worked efficiently and thoroughly. Two things the committee did particularly well: it included people with a cross-section of valuable expertise, such as engineering, materials science, and legal contracts; and it began well in advance and took its time.

The result was nearly 18-months of

exhaustive research, dozens of regular meetings, discussions with 13-roofing manufacturers and 15-contractors, and consideration of the complex requirements for their roofing system. This was no hurry-it-through-committee. They wanted every contingency explored, every possibility considered, and every scenario answered - a model for how an association should approach a major project like this.

"They're all homeowners and wanted to see the best possible product at the right price," says roofing committee member Sara Horton.

In the end, the roofing committee unanimously recommended a Metro Shake-II Weathered Timber stone-coated steel roofing system from Metro Roof Products, installed by Florentino Services Inc. of Hayward, Calif. The association board accepted.

"All of us started with our own ideas, but we all had the same vote at the end because we did our discovery," Horton says. "There was one

decision to be made, Metro and Florentino. It was really a fun committee to be on."

However, it was not easy, the roofing committee's first meeting revealed a dilemma: a dizzying array of requirements for the roof. Committee members wondered how any roof system could meet all of the demands, yet please everyone.

The board wanted the new roofs to:

- Withstand extreme weather changes. In an alpine setting at 6,700 feet, Mountain Shadows can receive thick snow one day and warm sun the next. Temperatures can range from 17°F to 65°F in one day. This freeze-thaw cycle is brutally tough on roof materials.

- Be fire safe. Tall pines loom throughout the complex of 248 two-story units, while the surrounding region is heavily forested.

- Be watertight. The units have numerous skylights and protrusions. Flashing must guard against the

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strain of a heavy snow pack - up to 6" at times.

- Hold heavy snow packs but be lightweight. The structures can't withstand a heavyweight roofing system in addition to all of the snow weight.

- Prevent ice sliding. If snow and ice loosens too quickly, it plunges dangerously onto outdoor decks that extend beyond the roof lines.

- Maintain aesthetic appeal. Homeowners like the natural, woody look of the town-homes to complement their surroundings.

- Reduce long-term maintenance. No more reroofing every ten to 20 years, nor replacing and repairing worn out shingles or tiles annually.

- Fit with custom-built eaves. Extended beams need to be cut back to reduce wear from moisture.

- Cost \$5,000 or less per unit. For two years, the association billed homeowners a roof assessment to collect the necessary funds.

Because of the cost, the board initially expected to reroof with a composite shingle system. However, the committee found that warranties on comp shingle systems in that area were valid only if the roof was installed with a 4" to 6" air space underneath. That would require major reconstruction on the town-homes, which have vaulted ceilings and solid roof decks, and are not suit-

ed to the installation requirements of comp shingle manufacturers.

Concrete tile was discussed, despite its lack of woody aesthetic, but committee members watched tile break down after less than two years on a development in the same area. Scratch concrete.

Fire restrictions and lack of durability eliminated wood shake from consideration, and other roof types, such as slate, fiber cement or clay tile, all had major drawbacks for Mountain Shadows' needs. "There's got to be something," said a committee member during one meeting. "We go to the moon, for heaven's sake."

They turned their attention to steel. They knew about standing-seam steel systems, which are used in the region. They also knew that snow and ice shed quickly off standing-seam steel roofs. "A lot of houses use standing-seam metal up here and it works well, but the houses are designed differently, they have the snow shed outside of the patios," Horton said. "We need the roof to hold snow and melt at a different rate."

Metro's stone-coated steel roofs do just that. Having proven themselves in the icy climates of Minnesota, Colorado and Canada, Metro Shake-II roofs have the profile and stone-coating to grab the snow and the strength to hold it until it melts enough to run

off. "I was very hesitant about the stone-coated steel until I actually saw the product, then all of my fears were eliminated," said Vojko Lapanja, the association manager.

Eight manufacturers and eight contractors bid the job. Metro got it because its system met or exceeded all of the requirements and the price was right. Florentino Services was hired as the contractor over local firms because of price and experience with Metro.

Florentino's owner, Florentino Covarrubias, has installed a variety of stone-coated steel systems for about six years. In the past two years, he has dealt exclusively with Metro. "It's their customer service," Covarrubias says. "I've never seen a guy from another manufacturer come out and talk with a customer, but Metro will come out as many times as necessary just to talk with the customer. That helps me make my sale. That's something that other suppliers do not do. They make it easy for me."

Through midsummer, Florentino Services had completed about half of the Mountain Shadows development.

"The homeowners, believe me, have been extremely happy about it," says Lapanja. "Not one problem. They've asked a lot of questions about details, and the feedback has been totally positive with the whole process."