

PORTFOLIO



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# Project Profile

Shannon Park  
Annex School

VANCOUVER, BRITISH COLUMBIA



**COMMERCIAL®**  
Specify with Confidence.

# Project Profile

## Shannon Park Annex School

VANCOUVER, BRITISH COLUMBIA

### The Project

The Shannon Park Annex School is a single-story educational facility owned by the Vancouver Board of Education (VBE). Shannon Park Annex was closed to Vancouver Schools students in 2003 and the Board then agreed to lease the annex to the Vancouver Hebrew Academy. Situated in a quiet neighborhood, the Academy is a private elementary school located next to Shannon Park in southwest Vancouver.

### The Challenge

Shannon Park Annex School's existing roof system was contaminated with asbestos.\* Roofing contractor Flynn Canada Limited assumed the challenge of completely removing and properly disposing of the contaminated roofing materials during summer break when school was out of session. The project was on an accelerated timeline to ensure no students and staff would be on site during the removal of the contaminated material.

### The Solution

IKO's flame-free ArmourStick™ HD Membrane System was selected for the project, as it met roof consultant Morrison Hershfield and Flynn Canada's highest material performance expectations. It features a partially applied roofing system (fully adhered and mechanically attached hybrid). The 13,400 ft² system features multiple roof levels with a roof overhang surrounding the perimeter of the facility. According to Flynn Roofing Canada project team, IKO's durable, sustainable mod bit system provided an effective solution for the building owner and roof consultant.

\*Asbestos is a group of naturally-occurring silicate minerals, made of soft flexible fibers that take on a fluffy consistency when pulled. Resistant to heat, electricity, and corrosion, asbestos was traditionally used to reinforce and add strength to cement, plastic and roofing materials.

Asbestos roofing can be dangerous if the roof membrane is moved or disturbed or is deteriorating, because tiny particles of asbestos become airborne. Particles are easily inhaled and can become lodged in the lungs, which may lead to fatal illnesses, but symptoms of the disease may not appear until years after first exposure. To mitigate health and safety concerns, asbestos removal/mitigation must be conducted by licensed professionals.

Research shows that undisturbed asbestos roofs in good condition typically do not pose a health risk if the asbestos remains bound in solid cement. Over time, asbestos roofing is more hazardous, as it becomes brittle and deteriorates with exposure to the elements.

#### IKO PREMIUM SBS 2-PLY MODIFIED BITUMEN ROOFING SYSTEM

##### Wood substrate

- DensDeck Prime mechanically fastened and primed with IKO S.A.M.™ Adhesive
- ArmourStick HD Base
- ArmourStick HD Cap
- Aquabarrier™ Mastic
- IKO Mod Bit Primer
- MS-Detail™

#### COMMERCIAL WARRANTY ISSUED

IKO 20-year Diamond Shield Warranty

“ IKO commercial representatives were responsive and solution oriented. The project team worked together to fulfill the customer's expectation of a high performance roofing system. ”



– Roofing Project Team  
Flynn Canada Ltd.



**CLIENT / OWNER**

Vancouver, B.C. Board of Education

**PROJECT START AND COMPLETION DATES**

June 2021 - July 2021

**PROJECT SECTOR**

Education

**ROOFING CONTRACTOR**

Flynn Canada Ltd.

**ROOF CONSULTANT**

Morrison Hershfield Ltd.



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