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# Project Profile

Business Centre  
Features LEED Gold  
Roofing System

MISSISSAUGA, ON



**COMMERCIAL®**  
Specify with Confidence.

# Project Profile

## Business Centre Features LEED Gold Roofing System

MISSISSAUGA, ON

### The Project

Located within a premier business park that includes seven buildings totalling approximately 59,000 square metres (640,000 square feet), this project consists of two buildings connected by a two-story link. Conveniently located within walking distance to restaurants and other amenities, the centre is a 10-minute drive to Toronto Pearson International Airport and a 30-minute drive to downtown Toronto.

### The Challenge

According to David Pereira, roofing estimator for Bothwell-Accurate, the project's biggest challenge was eliminating ponding water on the roof canopy. Additionally, flame-sensitive areas around the canopies required the use of cold adhesives/self-adhering membranes. The green roof area that links the two buildings also required close coordination between trades, including some very unique flashing details around safety rails and partitions.

"During building construction, there was no room left between the canopy and the curtain wall," says Pereira, "Plus, the tapered insulation bumped up to the perimeter, which didn't give us room to apply the torch product."

### The Solution

An IKO ArmourCool™ Granular TP Roofing System covers the five-story and four-story towers of office space connected by a two-story link. The buildings are Leadership in Energy & Environmental Design, or LEED®, CS Gold certified. These include sustainable features, such as an abundance of natural light, a green wall in the lobby, LED lighting, electric car charging stations, bicycle storage and showers/changing rooms.

The aesthetically pleasing white ArmourCool Granular TP Roofing System satisfies requirements for LEED-CS Gold credit. Bothwell-Accurate's Pereira says IKO's Cold Gold adhesive was key to the successful non-torch application. "Fortunately," he notes, "our IKO representative was always there to help with suggestions on how we could flash in the detail while maintaining the warranty."

#### IKO ARMOURCOOL™ GRANULAR TP ROOFING SYSTEM

##### Main Roofs and Link Roof (Steel deck)

- Kraft vapour retarder.
- Two layers IKOTherm™ insulation.
- IKOTherm Tapered insulation.
- Protectoboard™ mechanically fastened.
- Torchflex™ TP-180-FF-Base heat-welded base sheet.
- Armourbond™ Flash self-adhered base sheet flashing.
- ArmourCool Granular TP cap sheet and cap sheet flashings.

##### Link Roof

- LiveRoof® Hybrid Green Roof 150-mm deep modules.
- Cold Gold™ Flashing.

#### COMMERCIAL WARRANTY ISSUED

IKO 10-year Diamond Shield Limited Warranty

##### Canopies (Steel deck)

- Two layers IKOTherm 25 PSI grade insulation.
- Protectoboard overlay board.
- Armourbond 180 self-adhered base sheet flashing.
- Armourbond Flash Sand + Cold Gold applied Modiflex MP-250-Cap.

“It's great that IKO has such a diverse product line. It was easy to find a solution and switch from a torch cap to a cold adhesive cap.”



– David Pereira  
Roofing Estimator, Bothwell-Accurate

**BUILDING OWNER**

Triovest Realty Advisors Inc. c/o HOOPP Realty

**PROJECT SIZE**

4,858 m<sup>2</sup>/52,291 ft<sup>2</sup>

**PROJECT START AND COMPLETION DATES**

June 2017-November 2017

**GREEN ROOF SYSTEM**

Live Roof®

**GENERAL CONTRACTOR**

Ledcor

**ARCHITECT**

Ware Malcomb

**ROOFING CONTRACTOR**

Bothwell-Accurate

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