

PERFORMANCE

Project Profile

New IKO Roof System
Protects Historic
Grand Theatre

LONDON, ON



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The Project

The majestic Grand Theatre opened in 1901 as the Grand Opera House. The original owner/manager was theatre impresario Ambrose J. Small, who ran the theatre as a touring house for everything from roadshows to vaudeville. In 1934, the four amateur drama guilds in London — The London Drama League, The Half-Way House Players, The Meredith Players and The Community Drama Guild — pooled resources to become the London Little Theatre. In 1971, London Little Theatre became a professional theatre company known as Theatre London. In 1977, the building underwent a significant renovation, retaining its historic beauty while creating a state-of-the-art facility for theatre production. In 1983, Theatre London changed to its current name, Grand Theatre. A high-profile structure and essential part of London's history, the Grand Theater is one of a handful of theatres left in Canada with a proscenium arch design, a bit of an architectural anomaly.

The Challenge

Public safety in this busy urban area, protection of adjacent property and quality installation were critical to the project. As a historic structure, the Grand Theatre is irreplaceable if it were subject to fire. According to LaFleche Roofing Ltd. President and General Manager Chris LaFleche, "The biggest challenge for LaFleche Roofing was in installing a roof system with a light granular surface using a black cold process. Not seeing the black material (except the standard bleed out on the edge of the lap welds) once complete was our goal."

The Solution

Given the risk of fire to the wood framed construction and the vital historical value of the building, the architect selected a cold process product as the best solution. A familiar name (IKO), a neat, tidy modified bitumen roof assembly installed in a no-flame/cold process and a long-term warranty were essential to the building owner. IKO's cold-applied 2-ply modified bitumen reroof with specially designed PrevENt MP-250-Cap Sheet and flashings fit the bill and were specified for durability over the long haul. During PrevENt's manufacturing process, expandable graphite is added above the reinforcement to impart excellent exterior fire-resistant properties.

Note: Grand Theatre background courtesy Grand Theatre archives.

IKO 2-PLY COLD APPLIED MODIFIED BITUMEN ROOFING SYSTEM (RE-ROOF)

Roof system:

- Existing steel deck, gypsum board, and 4-ply built up roof.
- New mechanically fastened gypsum board.
- Kraft paper vapour retarder with adhesive.
- 3" IKOTherm™ Polyisocyanurate Foam Insulation.
- IKO Millennium™ Adhesive.
- Modiflex™ MP-180-SS-Base Fully Adhered Base Sheet with Cold Gold™ Field Adhesive.
- Prevent MP-250-Cap with Cold Gold Field Adhesive.

Flashings:

- Armourbond™ Flash Sand Self-Adhering Base Sheet Flashing with S.A.M.™ Adhesive Self-Adhering Membrane Adhesive.
- PrevENt™ MP-250-Cap Fully Adhered Cap Sheet with Cold Gold Flashing Adhesive.

COMMERCIAL WARRANTY ISSUED

IKO 20-year Diamond Shield Limited Warranty.

“ IKO met the challenge of providing an outstanding cold applied roofing system solution to protect this important and irreplaceable heritage building. ”



– Chris LaFleche, President and General Manager

LaFleche Roofing Ltd., London Division



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BUILDING OWNER

Grand Theatre

REROOF PROJECT SIZE

790 square metres (8,503 square feet)

PROJECT START AND COMPLETION DATES

June 26, 2020 - Late July, 2020

BUILDING SECTOR

Entertainment

GENERAL CONTRACTOR

Bronnenco Construction Ltd.

ARCHITECT

Cornerstone Architecture

ROOFING CONTRACTOR

LaFleche Roofing Ltd., London

COMMERCIAL ROOFING

IKO.COM/COMM



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Find out more about our roofing, waterproofing and insulation products now by talking to an IKO sales representative or your professional contractor, or by contacting us directly at: **Canada 1-855-IKO-ROOF (1-855-456-7663), United States 1-888-IKO-ROOF (1-888-456-7663)**, or visit our website at: **[IKO.COM/COMM](https://www.iko.com/comm)**.

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