

Building & Grounds:

Summary of Roof Inspection by Rich Regels of Revere Roofing on 2/24/26

Here's a summary:

- plans for the roof show EPDM under the shingles, which is rubber. If that's what was actually used (don't know that), then nails through the rubber can cause water to leak. Should be ice and shield. Rich doesn't know what the "EPDM expansion membrane" is that's labeled at the edge of the valley.
- soffit vents at the eaves are 4", typically would be 12" to provide enough ventilation to move air, keep area under roof cool and prevent snow melt. Math would have to be done by an engineer to verify...maybe the formulas would show that 4" is enough, but Rich hasn't seen vents small like that in his 40 years of roofing.

Options:

- try roof cables as prevention- may or may not be enough. Not enough of a fire hazard to worry about on shingles, if use only while the library is open. Do not use on metal roof.
- add ventilation. Power fans by roof vents at gable. Again, may not be enough but way cheaper than adding metal to the roof
- ideal but expensive- add 4' metal all the way around. Also add ice and shield going up 7-8' if not already there. Can get quotes for 8' metal but he doesn't think that would be needed

Rich offered to walk the roof with Joe once things dry up (early spring), and take up a couple shingles to see what's there (if we have some extra ones). He would also check for general roof damage from the ice. He said that this was a bad winter and any roof could have ice buildup with these conditions. The library roof was more extreme than you'd like to see. He will also talk to the architect once he inspects the roof in the early spring.