Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov

Town of Berlin
Historic District Commission
November 4, 2026 – 5:30 PM
Berlin Police Department
129 Decatur St., Berlin, MD 21811

1. **Call to Order**
2. **Agenda Adoption**
3. **Approval of Minutes:** October 7, 2026
4. **Announcement:** 310 South Main Street Door Replacement Email Vote
5. **Case #HDC-11-4-26-31:** 12 Broad Street – Roof Repair
6. **Case #HDC-11-4-26-32:** 20 South Main Street – Roof Repair
7. **Comments from the Public**
8. **Comments from the Staff**
9. **Comments from the Commissioners**
10. **Comments from the Chairman**
11. **Adjournment**

****Please note that additional meeting materials are available upon request. For inquiries, please contact Permit Coordinator Kaitlin Ahlers at kahlers@berlinmd.gov.**

Any persons with questions about the above-referenced meeting or any persons needing special accommodations should contact Kate Daub at 410-641-4002. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland.

Town of Berlin
Historic District Commission
Wednesday, October 7, 2026
Meeting Minutes

Chairman Bunting called the October 7, 2026, meeting of the Historic District Commission to order at approximately 5:30 p.m. Commissioners Laura Stearns, John Holloway, Mary Moore, and Lisa Doyle were present. Staff members in attendance were Acting Planning Director Ryan Hardesty, Associate Town Administrator Kate Daub, and Permit Coordinator Kaitlin Ahlers.

Chairman Bunting requested a motion to adopt the agenda. Ms. Doyle made the motion, Ms. Moore seconded it, and the motion was approved unanimously.

Chairman Bunting requested a motion to approve the minutes of the September 2, 2026, meeting. Mr. Holloway made the motion, Ms. Moore seconded it, and the motion was approved unanimously.

Chairman Bunting introduced Case #HDC-10-7-26-28, concerning alterations at 417 South Main Street. Property owners Mark and Erin Shimko presented the case. Mr. Shimko said they purchased the home in July 2026 and that the exterior had last been renovated approximately 25 years ago. They proposed repairing and replacing the existing siding and roof and adding gutters to prevent water from entering the basement. Mr. Shimko noted that the home appeared to have had gutters previously.

Ms. Moore noted that a well had previously been located near the home and suggested it might explain the basement water. Mr. Shimko disagreed, stating that water enters the basement only when it rains. Mr. Holloway said he had been inside the property and recalled the basement being dry in the 1960s and 1970s.

Chairman Bunting redirected the discussion to the proposed alterations. Mr. Shimko said they selected materials intended to match the existing features. When Ms. Moore asked when the house was built, Ms. Shimko said state records list 1930, while another source lists 1916. Ms. Moore suggested conducting a court record search, and Ms. Shimko confirmed that they had already done so.

Chairman Bunting reviewed each requested alteration and invited comments from the Commissioners. First, the applicants requested approval to replace the asphalt shingle

roofs on the house and garage with charcoal-colored architectural shingles. Mr. Shimko confirmed that architectural shingles would be used, and Chairman Bunting and Ms. Stearns expressed approval of their appearance. Second, the applicants proposed replacing the fascia and soffit. Mr. Shimko explained that the fascia is currently wrapped in aluminum and would be replaced with smooth, white materials. Chairman Bunting recommended painting the material because it tends to be porous. Third, the Commission discussed installing K-style gutters on the house and barn. Chairman Bunting noted that more decorative options were available but said the proposed gutters were acceptable. Ms. Shimko added that they would blend with the home's existing trim. Finally, Ms. Shimko said the shutters would be replaced in kind and painted black. Chairman Bunting said all the proposed work appeared to be an improvement. Mr. Shimko stated that the goal was to refresh the home's appearance rather than change it.

Ms. Stearns moved to approve the proposed changes. Mr. Holloway seconded the motion, which was approved unanimously.

Chairman Bunting introduced Case #HDC-10-7-26-29, concerning alterations at 310 South Main Street. Property owner William Ingram presented the case and proposed replacing the front and cellar doors and the attic windows. Ms. Stearns asked whether the existing door was experiencing rot. Mr. Ingram said he did not have a key to the front door and that the door was weathered. Ms. Stearns expressed concern that the proposed front door lacked mullions. Mr. Ingram explained that he could not find a door with matching glass panels and had selected the closest available option. Ms. Stearns said the proposed door did not resemble the original and suggested that a custom-made door could provide a closer match. She also noted that several door styles are appropriate for four-square homes.

Ms. Stearns asked about the proposed attic windows. Mr. Ingram said they were high-end, triple-pane fiberglass windows with vinyl components.

Ms. Moore emphasized that certain architectural details help preserve a home's historic appearance. She stressed their importance and asked about the decals visible on the front steps.

Ms. Stearns said the existing door was beautiful and expressed a preference for retaining it. Mr. Ingram stated that they had worked with the company to match it as closely as possible. Ms. Stearns asked whether exterior mullions could be added and painted to match the door. Mr. Ingram said he would ask the manufacturer, although he believed the proposed mullions would already be located on the exterior. Chairman Bunting stated that, aside from these

concerns, the proposed work appeared approvable. Ms. Stearns said she wanted to inspect the door in person and preferred that the original door be repaired and reused.

Ms. Moore asked when the house was purchased, and Mr. Ingram replied that it was purchased in 1997. She then asked whether Historic District approval had previously been obtained for the step design. Mr. Ingram said it had not.

Chairman Bunting stated that the proposed window mullions must be installed on the exterior. Ms. Stearns said she was willing to accept fiberglass windows instead of wood, provided the windows retained a historic appearance.

Chairman Bunting asked whether there were any additional questions. Ms. Doyle asked whether a broken pane of glass could be replaced, and Ms. Stearns confirmed that it could.

Mr. Holloway said the proposed door could be modified by placing the mullions on the exterior and painting them to match the door. Chairman Bunting asked whether this modification could be made to the proposed door. Mr. Ingram said he would consult the contractor.

Chairman Bunting instructed Mr. Ingram to submit a photo to the Planning Department showing the exterior mullions painted to match the door. The Commission could then provide feedback on the design. If the details could not be confirmed by email, Mr. Ingram would need to return and present the proposal at the next meeting.

Mr. Holloway moved to approve the attic windows as presented and conditionally approve the proposed front door, provided its mullions are installed on the exterior and painted to match the door. Ms. Moore seconded the motion, which was approved unanimously.

Chairman Bunting introduced Case #HDC-10-7-26-30, concerning alterations and new signage at 16 Broad Street. He recused himself because of his relationship to the applicants. Salon 16 owner Rhonda Pilarski and Operations Manager Paula Myers presented the case. Ms. Pilarski requested approval to install a three-inch PVC vent for a gas water heater, an awning over the rear door, and new parking signage. She also presented a supplemental photo of a revised awning style similar to awnings already installed on Main Street, specifically at Taylor Bank.

Ms. Doyle moved to approve the application as presented, including the supplemental awning example. Ms. Moore seconded the motion, which was approved unanimously.

There were no comments from the public or staff. Chairman Bunting informed the Commission that Ms. Carol Rose would not seek another term and that interviews would be conducted to select her replacement.

Ms. Moore asked about the status of The Globe at 12 Broad Street. Chairman Bunting said he had spoken with a potential buyer but noted that the Commission could not discuss the property because it was not listed on the agenda.

With no further comments, the meeting adjourned at approximately 6:20 p.m.

Respectfully submitted,

Kaitlin Ahlers, Permit Coordinator

Outlook

Case #HDC-10-7-26-29: 310 S. Main Street

From Norman Bunting Jr [redacted]
Date Wed 10/14/2026 5:13 PM
To Kaitlin Ahlers <kahlers@berlinmd.gov>

Sent from my iPhone
I am OK with the door as long as it stated that the mullions are on the outside of the glass thanks

Outlook

Re: Case #HDC-10-7-26-29: 310 S. Main Street - Please Read

From John Holloway [redacted]
Date Fri 10/9/2026 7:46 PM
To Kaitlin Ahlers <kahlers@berlinmd.gov>

I'm fine with the new design. Thanks

Yahoo Mail: Search, Organize, Conquer

On Fri, Oct 9, 2026 at 10:51 AM, Kaitlin Ahlers <kahlers@berlinmd.gov> wrote:

> Good morning, everyone:
>
> Attached is a picture of the proposed door at 310 S. Main Street for your review.
>
> As a reminder, when you are ready to provide feedback, please respond directly to me rather than using "Reply All." Replying to the group could potentially lead to a violation of the Open Meetings Act.
>
> Chairman Bunting, would you be able to confirm with Ms. Moore that she has received this email and the attachment?
>
> Thank you for your attention. Should you have any questions, please do not hesitate to contact me.
>
> Best,

Kaitlin Ahlers - Permit Coordinator
Town of Berlin
10 William Street, Berlin, MD 21811
Office: 410-629-1483 |
kahlers@berlinmd.gov | berlinmd.gov

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Outlook

Re: Case #HDC-10-7-26-29: 310 S. Main Street - Please Read

From Laura Stearns [redacted]
Date Wed 10/14/2026 5:37 PM
To Kaitlin Ahlers <kahlers@berlinmd.gov>

Hi Kaitlin,

I would not like to accept this door. It's hard to tell what the mullions look like from the photo and, after thinking about it, I don't want to see the original door replaced by this door because it just doesn't look like a historic door.

Thank you,
Laura

Laura Stearns
General Manager
Hotel Atlantic
2 North Main Street
Berlin, MD 21811
410.641.3589
http://info@atlantichotel.com

From: Kaitlin Ahlers <kahlers@berlinmd.gov>
Sent: Friday, October 9, 2026 10:50 AM
To: Norman Bunting Jr; Mary Moore; Laura Stearns; John Holloway; LISA DOYLE
Cc: Kate Daub, CPM; Ryan Hardesty
Subject: Case #HDC-10-7-26-29: 310 S. Main Street - Please Read

Good morning, everyone:

Attached is a picture of the proposed door at 310 S. Main Street for your review.

As a reminder, when you are ready to provide feedback, please respond directly to me rather than using "Reply All." Replying to the group could potentially lead to a violation of the Open Meetings Act.

Chairman Bunting, would you be able to confirm with Ms. Moore that she has received this email and the attachment?

Thank you for your attention. Should you have any questions, please do not hesitate to contact me.

Best,

Kaitlin Ahlers - Permit Coordinator
Town of Berlin
10 William Street, Berlin, MD 21811
Office: 410-629-1483 |
kahlers@berlinmd.gov | berlinmd.gov

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Outlook

The front door at 310 S Main Street

From Mary Moore [redacted]
Date Thu 10/15/2026 10:41 PM
To Kaitlin Ahlers <kahlers@berlinmd.gov>

After looking at all the homes and their front doors on South Main Street I have decided to approve the home owners choice as shown in the photo. Some of the homes have doors truly in keeping with the period of their homes many did not. That being said the home sits off the street -in such a way with the porch-that it is not that noticeable that is why I made the decision that I did.
Sent from my iPhone

Outlook

Re: HDC #10-7-26-29: 310 S. Main Street

From LISA DOYLE [redacted]
Date Thu 10/15/2026 10:42 AM
To Kaitlin Ahlers <kahlers@berlinmd.gov>

Hi, Kaitlin.
While I still wish he would pursue replacing the glass with insulated glass in the original front door, knowing that the proposed replacement door will have dimensional/exterior mullions and will be painted to match the door is acceptable to me.

Lisa

On 10/15/2026 9:29 AM EDT Kaitlin Ahlers <kahlers@berlinmd.gov> wrote:

Good morning, everyone,

Following up on some questions received regarding the door design, I have attached Mr. Ingram's original email, which provides additional information about the proposed door, including details on the mullions and color.

Please provide any additional feedback, if necessary, by the close of business on Friday, October 16th. As a reminder, when responding, please reply directly to me rather than using "Reply All."

Thank you for your time and attention to this matter. Please let me know if you have any questions.

Best,

Kaitlin Ahlers - Permit Coordinator
Town of Berlin
10 William Street, Berlin, MD 21811
Office: 410-629-1483 |
kahlers@berlinmd.gov | berlinmd.gov

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Agenda Item #5

received
10/5/26

Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov

Paid $110.00
10/5/26

HISTORIC DISTRICT COMMISSION APPLICATION

Date: 10/05/2026 Subject Property Location: 12 Broad St Case #: HDC-11-4-26-31

Property Owner Jack Burbage Owner Phone #

Owner Address 12 Broad St, Berlin MD Owner Email:

Agent/Contractor: The FA Taylor - Mike Rancourt Agent Phone# (443) 669-7910

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☐ Sign ☐ Other

DESCRIPTION OF WORK PROPOSED:

Recover existing roofing system with one layer of 2.6 polyisocyanurste roofing insulation and one layer of 1/2" HD coverboard with a white 60 mil Tpo membrane.

DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the Planning Department prior to at least three (3) weeks prior to the next regularly scheduled hearing. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. The Berlin Historic District Commission Rules and Regulations are available for review in the Town of Berlin Planning Department.

The following items, if applicable, must be provided to Town Staff in order for the proposal to be considered:

1. Site plan.
2. Scaled drawings of plans and/or elevations of the proposal, or in the alternative, a scale model.
3. Color photographs of the existing structure, the area to be altered and close-ups of architectural details.
4. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
5. All photographs shall be printed on 8½ x 11 paper or provided in digital format, and shall be labeled with a description of the contents of the photographs.
6. Samples of materials or copies of manufacturers product literature.

The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for 11/4/26 (date).

Applicant Signature MD RK Date 10/05/2026

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

Michael Rancourt

The FA Taylor Company

Oct 4, 2026 | 4 Photos

THE FA TAYLOR COMPANY
EST 1938

12 Broad Street Berlin MD

Berlin Historic Permit Review



Proposed Upgrades to the Existing Structure

Please note these are AI generated images and may not be 100% to size

1



Front of the building, no changes will be visible from the street.

Project: 12 Broad Street
Date: Oct 4, 2026, 6:49 PM
Creator: Michael Rancourt

2



Overview of the roof looking South. New TPO membrane to be installed.

Project: 12 Broad Street
Date: Oct 4, 2026, 6:44 PM
Creator: Michael Rancourt

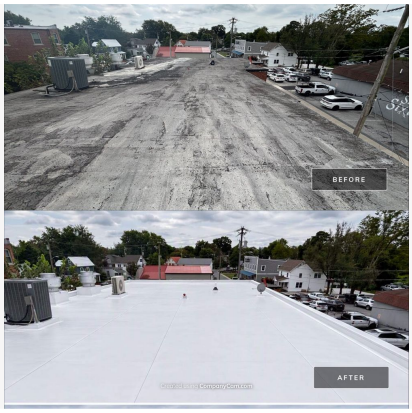
3



Overview of the roof looking North, New TPO membrane to be installed.

Project: 12 Broad Street
Date: Oct 4, 2026, 6:44 PM
Creator: Michael Rancourt

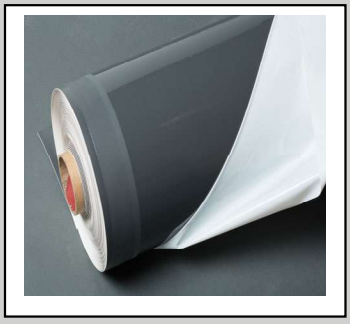
4



Before picture shows the existing rooftop with a damaged modified bitumen membrane. After pictures shows the a new roof recovery with a TPO membrane.

Project: 12 Broad Street
Date: Oct 4, 2026, 6:54 PM
Creator: Michael Rancourt
Tags: Before and After

Technical Information Sheet



ULTRAPLY™ TPO SA

Item Description	Item Number
.060" x 10' x 100' (1.5 mm x 3.05 m x 30.5 m) Tan	W56TSAT699
.060" x 10' x 100' (1.5 mm x 3.05 m x 30.5 m) Gray	W56TSAG699
.060" x 10' x 100' (1.5 mm x 3.05 m x 30.5 m) White	W56TSA3699

DESCRIPTION

UltraPly TPO SA with Secure Bond™ Technology is a heat weldable, flexible thermoplastic polyolefin (TPO) membrane with a factory applied pressure sensitive adhesive. Designed to be the next generation in fully adhered roof system application, Elevate's Secure Bond Technology helps ensure uniform adhesion across the entire membrane, creating a powerful bond. This advanced technology not only improves installation speed over traditional adhered application, but also widens the weather window with the ability to install down to 20 °F (-7 °C). With no VOC's, UltraPly TPO SA with Secure Bond Technology is an excellent solution for all your roofing needs. UltraPly TPO SA membrane meets or exceeds all the requirements for ASTM D6878-11 and ASTM D6878M-17 & 19. The membrane is reinforced with a polyester weft-inserted fabric. UltraPly TPO SA membrane is self-adhering. No primers or adhesives are required on horizontal surfaces, thus eliminating Volatile Organic Compounds (VOCs).

PRODUCT PREPARATION

1. Substrates must be clean, dry and free of foreign material such as grease and any debris which could inhibit adhesion. This may require cleaning with a broom or blower.
2. Fasten insulation per current Elevate technical specifications to provide a proper substrate.
3. Install UltraPly TPO SA membrane only when ambient and substrate temperatures exceed 20 °F (-7 °C) and rising. Do not install UltraPly TPO SA below this minimum temperature.
4. Apply Single-Ply QuickPrime Primer, Single-Ply LVOC Primer or Elevate Jet Bond Membrane Adhesive to vertical surfaces before installing flashing membrane.
5. Unroll and position the membrane over the substrate to achieve the desired alignment and overlaps. Allow membrane to relax before positioning and adhering. **NOTE: Once membrane has fully relaxed, follow application methods below to adhere the membrane to the approved substrate.**

METHOD OF APPLICATION

Field Membrane Application (Steps 1-5):

1. Once the membrane has relaxed in place a minimum of 30 minutes (longer in colder weather), and the seam positions are aligned, carefully fold the sheet back approximately 10' (3.05 m) from one end to

expose the release liner without disturbing the original position of the membrane. NOTE: Fold the membrane back from the end, not from the side.
2. Starting from the center split of the exposed release liner, remove the liner at a 45° angle from the center of the sheet back beyond the membrane edge. Be sure to pull enough of the release liner to hold beyond the membrane's edge. Remove at least 5' (1.5 m) of release liner from one end of the sheet and adhere it to the substrate. The removed liner should extend at a 45° angle beyond the edges of the membrane.
3. Lay the folded end back down with the release liner peeled back beyond the edges of the membrane thus adhering it to the substrate. Keeping the membrane flat and secured, and the seam overlap aligned, continue removing the release liner at a 45° angle along the entire length of the sheet: up to 100' (30.5 m). Pulling the release liner at a higher angle can cause the sheet to move and may trap air. The two halves of the release liner should be pulled out at the same time by two people. Keep the release liner as close to the roof surface as possible during removal. NOTE: Removal of the liner and any handling of the exposed SA adhesive should be completed by two persons minimum.
4. To initiate adhesion, use a stiff bristled broom and apply downward pressure across the installed membrane. Broom the membrane from the center of the sheet working toward the edge.
5. Roll the installed membrane with a weighted roller (5 lb per lineal inch) in the same manner, across the width of the sheet to ensure full contact with the substrate. NOTE: Do not roll membrane in place with a weighted roller if installed over ISOGARD™ HD or Resista™ / ISOGARD CG.

Roof Edge (Gravel Stop, Gutter Edge) Membrane Application (Steps 1-5):

1. Once the membrane has relaxed in place a minimum of 30 minutes (longer in colder weather), and it is positioned correctly along the roof edge, carefully fold the sheet back approximately 10' (3.05 m) from one end to expose the release liner without disturbing the original position of the membrane. **NOTE: Fold the membrane back from the end, not from the side.**
2. Starting with the outside (roof edge) portion of the release liner, carefully pull it beneath the membrane, toward the field of the roof at a 45° angle to expose the SA adhesive without disturbing the original position of the membrane. Next, pull the inside portion of the release liner beneath the membrane. Maintain a 12" (305 mm) wide minimum in the direction of travel between the two sections of liner. Broom the 10' (3.05 m) exposed SA section into position onto the substrate without trapping any air beneath the sheet. **NOTE: Removal of the liner and any handling of the exposed SA adhesive should be completed by two persons minimum.**
3. Keeping the release liner as close to the roof surface as possible and maintaining a 10' (3.05 m) minimum space between the two liner halves, pull both halves of the liner at a 45° angle along the length of the roof edge. Pulling the release liner at a higher angle can cause the sheet to move and may trap air.
4. To initiate adhesion, use a stiff bristled broom and apply downward pressure across the installed membrane. Broom the membrane from the center of the sheet working toward the edge.
5. Roll the installed membrane with a weighted roller (5 lb per lineal inch) across the width of the sheet to ensure full contact with the substrate. **NOTE: Do not roll membrane in place with a weighted roller if installed over ISOGARD HD or Resista / ISOGARD CG.**

Application Information – Jet Bond Adhesive Used as Primer on Vertical Surfaces:

1. Apply Jet Bond Adhesive in a one-side (substrate only) primer application using a coverage rate of 2,000 square feet (20 square) per canister.
2. Pattern application shall be two back and forth overlapping passes to ensure full coverage.
3. Allow adhesive to flash off before mating the self-adhered membrane.

SEAMING

1. Follow current Elevate technical specifications for heat welding TPO membrane.

2. Side Laps are to be heat-welded. Each membrane panel has a 2" (51 mm) uncoated selvedge edge. Overlap side laps and heat weld the 2" (51 mm) uncoated area to create a minimum 1½" (38 mm) robotic welded seam.
3. End Laps – Because the pressure sensitive adhesive extends the entire length of the roll, all adjoining rolls must be stripped in. Butt end laps together, then strip in the end lap with a minimum 8" (203 mm) wide UltraPly TPO membrane cover strip, centered on the end lap and heat-welded along all edges. (Do not allow primer to contaminate the area to be heat welded.)
4. Detailing – Install approved t-joint patches and apply UltraPly TPO Cut Edge Sealant as required by UltraPly TPO general specification.

STORAGE

- Warehouse membrane in a clean dry location.
- Membrane stored on jobsite must be kept dry.
- Material must be a minimum of 20 °F (-7 °C) prior to installation.
- Store away from sources of physical damage.
- Make certain the structural decking will support the loads incurred by material when stored on rooftop. The deck load limitations should be specified by the project designer.
- Store away from ignition sources.

SHELF LIFE

18 Months when stored between 60 °F (16 °C) and 80 °F (27 °C) out of direct sunlight.

PRECAUTIONS

- Take care when moving, transporting, and handling to avoid physical damage.
- Removal of the plastic release liner from the adhesive backing may create a static electric charge; care should be used when removing and handling the release liner.
- Refer to Safety Data Sheets (SDS) for additional safety information.

ENVIRONMENTAL METRICS			
Cool Roof Ratings Council (CRRC): Values: Initial / 3 Year	**White**	**Light Tan (HR)**	**Gray**
Solar Reflectance	0.74 / 0.59	0.76 / 0.67	TBD
Thermal Emittance	0.84 / 0.84	0.90 / 0.91	TBD
Solar Reflectance Index (SRI)	90 / 69	94 / 82	TBD
Rated Product ID	0033	0093	TBD
Licensed Manufacturer ID	0608	0608	TBD
Classification	Production Line	Production Line	Production Line
LEED®	**White**	**Light Tan (HR)**	**Gray**
Initial Solar Reflectance Index (SRI) (Minimum 85)	Pass (90)	Pass (94)	---
3-year Aged Solar Reflectance Index (SRI) (Minimum 64)	Pass (69)	Pass (82)	---
Title 24	**White**	**Light Tan (HR)**	**Gray**
3-year Aged Solar Reflectance (Minimum 0.63)	---	0.67	---
3-year Aged Thermal Emittance (Minimum 0.75)	---	0.91	---
3-year Aged Solar Reflectance Index (Minimum 75)	---	82	---
IgCC			
Minimum SRI 3 Year Aged (64)	Pass (69)	Pass (82)	---
Onsite Renewables: Solar Ready	Yes	Yes	---
Stormwater Mgmt: Vegetative Ready	Yes	Yes	---
Recycled Content			
Post-Consumer	0%		
Post-Industrial	3-5%		

TYPICAL PROPERTIES – PRESSURE SENSITIVE ADHESIVE				
Property	**Test Method**	**Units**	**Performance Minimum**	**Typical Values**
Color	---	---	---	clear
Nominal Thickness	ASTM E 408-71	in (mm)	N/A	0.008 (0.18)
Weight	---	lbf/ft^2 (kg/m^2)	---	0.4 (.20)
Permeability	ASTM E 96	Perms	N/A	0.6
Specific Gravity	ASTM D 71	---	N/A	0.93

TYPICAL PROPERTIES

Properties	Test Method	Performance Minimum	Typical Performance
Overall Thickness	D 751	0.039" (0.54 mm)	0.060" (1.52 mm) ±10%
Coating over Scrim	D 7635	0.015" (0.39 mm)	0.021" (0.54 mm)
Breaking Strength	D 751 Grab Method	220 lbf (979 N)	390 lbf (1,735 N)
Elongation at Reinforcement Break	D 751 Grab Method	15%	30%
Tearing Strength	D 751	55 lbf (245 N)	156 (694)
Brittleness Point	D 2137	-40 °F (-40 °C)	Pass
Ozone Resistance, No cracks	D 1149	Pass	Pass
Retention of Breaking Strength	D 751 Grab Method	90%	>90%
Retention of Elongation at Break	D 751 Grab Method	90%	>90%
Retention of Tearing Strength	D 751 Grab Method	60%	>60%
Weight of Change	D 1204, 6h at 158 °F (70 °C)	±1% max	<0.02%
Linear Dimension Change	D 1204	<1%	<1%
Water Absorption	D 471	±3% max	<1.2%
Weather Resistance, 80 °C Black Panel, no cracking, crazing when wrapped around a 3" mandrel and inspected at 7x magnification	G 155	> 60,000 kJ/m^2	> 60,000 kJ/m^2
Puncture Resistance	FTM 101C, Method 2031	lbf (N)	300 lbf (1,334 N)
Dynamic Puncture Resistance MD	D 5635	Pass (20 J)	Pass (40 J)
Dynamic Puncture Resistance CD	D 5635	Pass (35 J)	Pass (50 J)
Static Puncture Resistance	D 5602	Pass (25 kg)	Pass (25 kg)
Air Permeance (Material)	E 2178*	< 0.004 ft^3/ft^2 (0.02 L/(s·m^2))	Pass

NOTE:

1. * The ASTM 2178 values listed above are for the air permeance of the UltraPly TPO Membrane component only.
2. When system design includes an air barrier, please consult your Regional Technical Coordinator for additional roof system securement enhancements.
3. Consult the Designer / Architect, Code Agency or Authority having Jurisdiction (AHJ) for requirements regarding the selection and use of an appropriate air barrier material, and its installation into the building envelope.

ACCEPTABLE SUBSTRATES

Acceptable Substrates	Primer Required	Acceptable Application Temperatures	Special Application Considerations
ISO 95+™ GL / ISOGARD GL	No	20 - 120 °F (-7 up to 49 °C)	
ISOGARD HD	No	20 - 120 °F (-7 up to 49 °C)	Do not roll in place with weighted roller
Resista / ISOGARD CG	No	20 - 120 °F (-7 up to 49 °C)	Do not roll in place with weighted roller
Structural Concrete	No	20 - 120 °F (-7 up to 49 °C)	Must be clean, dry and properly cured prior to application
Lightweight Concrete	No	20 - 120 °F (-7 up to 49 °C)	Use on clean, dry and properly cured cellular lightweight concrete only, not acceptable with lightweight aggregate concrete
DensDeck* Prime	No	20 - 120 °F (-7 up to 49 °C)	
Securock®**	No	20 - 120 °F (-7 up to 49 °C)	
Plywood	No	20 - 120 °F (-7 up to 49 °C)	Check local code for acceptance of direct application
OSB Board	No	20 - 120 °F (-7 up to 49 °C)	Check local code for acceptance of direct application
CMU / Masonry, and Vertical Substrates	Yes	20 - 120 °F (-7 up to 49 °C)	Apply Elevate Single-Ply or Single-Ply LVOC Primer to all vertical substrates

*DensDeck is a registered trademark of the G-P Gypsum Corporation
**Securock is a registered trademark of the USG Corporation

Please contact Elevate Technical Services at 800-428-4511 for further information.

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Technical Information Sheet



ISOGARD™ HD COVER BOARD (GRADE 1 OR GRADE 2)

Item Description	Item Number
Grade 1 (109 psi max.):	
4' x 4' (1.22 m x 1.22 m)	W848CC050I
4' x 8' (1.22 m x 2.44 m)	W848CC050H
Grade 2 (139 psi max.):	
4' x 4' (1.22 m x 1.22 m)	W84HCC050I
4' x 8' (1.22 m x 2.44 m)	W84HCC050H

Meets or exceeds performance requirements and recommendations of ASTM C 1289, Type II, Class 4

DESCRIPTION

Elevate™ ISOGARD HD Cover Board is a 1/2" (12.7 mm) thick polyiso with insulating properties. It has a high density, closed cell, polyisocyanurate foam and coated glass facers. Elevate ISOGARD HD Cover Board provides a high thermal performance when compared to other high-density insulations or cover boards.

All Elevate polyisocyanurate insulations use EPA accepted blowing agents. Elevate ISOGARD HD Cover Board with ISOGARD foam technology incorporates a HCFC-free blowing agent that does not contribute to the depletion of the ozone layer (ODP-free).

ISOGARD HD is a mold resistant material per ASTM D3273.

METHOD OF APPLICATION

1. Insulation shall be neatly fitted to all roof penetrations, projections, and nailers. No more insulation shall be installed than can be covered with membrane and completed before the end of each day's work or before the onset of inclement weather.
2. Elevate ISOGARD HD Cover Board can be applied over: existing roof surfaces, under fully adhered or mechanically attached Single-Ply, Modified Bitumen systems applied in Multi-Purpose MB Cold Adhesive and BASEGARD™ SA base sheets with a torch applied cap or SBS sand backed cap sheet in hot asphalt.
3. Elevate HD Cover Board must be installed using Elevate Fasteners and Plates or one of the following Elevate insulation adhesives:

I.S.O. Twin Pack	I.S.O. Stick™	I.S.O. Spray™ R	Twin Jet	Twin Jet Y
Beads	Beads	Beads or Spatter	Beads or Spatter	Beads or Spatter

STORAGE

Indoors:

- Store in original packaging
- Keep dry at all times
- Store insulation bundles on a flat, stable surface and keep elevated above floor, ground, or sources of moisture. Do not store directly on grass/dirt substrates.
- Store away from heat or sources of flame

Outdoors:

Outdoor storage is approved prior to job application when the following conditions are met.

1. The bundle wrap/covering (and insulation) has remained undamaged, fully intact and covering the product without cuts, tears, rips, or removal of the wrap.
2. The bundles are secured so that wind events will not displace them. This may require additional strapping, roping, tarping, and other forms of securement to be used to keep the bundles in place.
3. The insulation must be elevated above the water line to prevent moisture infiltration into the bundles.

NOTE: If outdoor storage is to occur for more than two weeks, then tarping of the bundles is required. See additional requirements for outdoor storage below. Reference PIMA Technical Bulletin #109 Storage and Handling Recommendations for Polyiso Roof Insulation for additional information.

- Store in original packaging
- Keep dry at all times
- Store insulation bundles on a flat, stable surface and keep elevated above floor, ground, or sources of moisture. Do not store directly on grass/dirt substrates.
- Store away from heat or sources of flame.
- Cover insulation with breathable waterproof tarp.
- Tarping of the bundles is required when wet conditions exist or are forecasted.
- Secure coverings to prevent damage caused by wind.

PRECAUTIONS

- Not acceptable for use with hot asphalt, including board to board or as an immediate substrate.
- Combustible. Refer to the Safety Data Sheet (SDS) for more information.
- Do not install over wet, damp, or uneven substrates.
- Do NOT install material when wet.
- Do NOT torch apply membranes to ISOGARD HD cover boards.
- Do NOT use hot asphalt to apply asphalt roofing systems to ISOGARD HD cover boards.

LEED® INFORMATION

Recycled Content: Approximately 9%*

*Contains Post Industrial recycled content.

Manufacturing Location:

Corsicana, TX
Youngwood, PA
Jacksonville, FL
De Forest, WI
Florence, KY
Bristol, CT

Manufactured in an ISO 9000 Registered Facility

FM Global Approved when applied with the fastening pattern shown.

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

TYPICAL PROPERTIES

Property		ASTM Test	Typical Performance	
Compressive Strength	Grade 1: per C1289: (80 psi) min. (551.58 kPa)	D1621	109 psi (751.53 kPa) max.	
	Grade 2: per C1289: (110 psi min. (758.42 kPa)		139 psi (958.37 kPa) max.	
Weight	Grade 1	---	4' x 4' (1.2 m x 1.2 m) 5.5 lb (2.5 kg)	4' x 8' (1.2 m x 2.4 m) 11 lb (5 kg)
	Grade 2		6 lb (2.7 kg)	12 lb (5.4 kg)
Thermal Resistance		C518	2.5 R	
Dimensional Stability		D2126	<0.50%	
Water Absorption		C209	<3% by Volume	
Service Temperature		---	-100 to 250 °F (-73 to 121 °C)	
Resistance to mold		D3273	Pass	
Flute Span over metal decks		---	2.625″ (66.7 mm)	
Flame Spread		E84	50	
Smoke Developed		E84	160-180	

ACCEPTABLE SUBSTRATES

Property	NOTE
Structural Concrete, 3000 psi (new & existing)	Please consult Membrane Design Guides online at www.elevatecommercialbp.com to review specific information regarding fastener types appropriate for the type of deck and insulation in use.
Steel, min. 22 gauge	
Lightweight Concrete*	
Plywood and OSB, min. ½″	
Gypsum, min. 2″	
NOT ACCEPTABLE	Do not use hot asphalt to adhere membrane to ISOGARD HD cover boards. Elevate ISOGARD HD cover board is not suitable as an immediate substrate for a ballasted roof system.

* A vapor retarder is required to be installed under systems with insulation. A properly prepared, existing, dry and sound, uninsulated built-up roof system (all splits and blisters repaired) can be used as a vapor retarder.

Please contact Elevate Technical Services at 800-428-4511 for further information.

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Technical Information Sheet



ISOGARD™ GL INSULATION

Item Description
Flat and Tapered Polyiso Boards
Flat Boards: 4' x 4' (1.22 m x 1.22 m), 4' x 8' (1.22 m x 2.44 m), 4′ x 12′ (1.22 m x 3.66 m)
Tapered Polyiso Boards
Slope Range: ⅛" per foot (.5%) to ½" per foot (4%)
Thickness Range: 0.5" (12.7 mm) to 4.5" (114.3 mm)
Beveled Cut Polyiso Flute Fill Boards
Custom Size: See Order Form
Meets or exceeds performance requirements of ASTM C 1289, Type II, Class 1

DESCRIPTION

Elevate™ ISOGARD GL roof insulation consists of a closed cell polyiso foam core laminated to a glass reinforced mat facer on both major surfaces. Flat and tapered ISOGARD insulation provides outstanding thermal performance on commercial roofing applications, while providing positive rooftop drainage to help eliminate ponding water when tapered ISOGARD GL insulation is used. Elevate ISOGARD GL insulation is also available in custom fit Beveled Cut Polyiso Flute Fill Boards to fit angled flutes within metal decking and standing seam roof systems.

All Elevate polyisocyanurate foam insulations use EPA accepted blowing agents and qualify under the Federal Procurement Regulation for Recycled Material. Elevate ISOGARD GL incorporates a HCFC-free blowing agent that does not contribute to the depletion of the ozone layer (ODP-free).

METHOD OF APPLICATION

1. Insulation shall be neatly fitted to all roof penetrations, projections, and nailers.
2. No more insulation shall be installed than can be covered with membrane and completed before the end of each day's work or before the onset of inclement weather.
3. Elevate ISOGARD GL board may be installed using:
   - Elevate fasteners and plates.

   NOTE: For ballasted systems, the top layer of Elevate insulation may not be mechanically attached.
   - Hot asphalt (requires a cover board, when hot asphalt or torch applied base sheet is installed)
   - Elevate approved insulation adhesives

I.S.O. Twin Pack	I.S.O. Stick™	I.S.O. Spray™ R	Twin Jet	Twin Jet Y
Beads	Beads	Beads	Beads	Beads or Spatter

ACCEPTABLE IMMEDIATE SUBSTRATES

- 2,500 psi Structural concrete (must be clean, dry, and properly cured)
- Steel deck (min 22 ga)
- Plywood and OSB (min ½")
- Lightweight concrete
- Gypsum deck (min 2")

  NOTE: Please consult the Design Guides and QuickSpecs online at www.elevatecommercialbp.com to review specific information regarding the assembly.

STORAGE

Indoors:

- Store in original packaging
- Keep dry at all times
- Store insulation bundles on a flat, stable surface and keep elevated above floor, ground, or sources of moisture. Do not store directly on grass/dirt substrates.
- Store away from heat or sources of flame

Outdoors:

Outdoor storage is approved prior to job application when the following conditions are met.

1. The bundle wrap/covering (and insulation) has remained undamaged, fully intact and covering the product without cuts, tears, rips, or removal of the wrap.
2. The bundles are secured so that wind events will not displace them. This may require additional strapping, roping, tarping, and other forms of securement to be used to keep the bundles in place.
3. The insulation must be elevated above the water line to prevent moisture infiltration into the bundles.

NOTE: If outdoor storage is to occur for more than two weeks, then tarping of the bundles is required. See additional requirements for outdoor storage below. Reference PIMA Technical Bulletin #109 Storage and Handling Recommendations for Polyiso Roof Insulation for additional information.

- Store in original packaging
- Keep dry at all times
- Store insulation bundles on a flat, stable surface and keep elevated above floor, ground, or sources of moisture. Do not store directly on grass/dirt substrates.
- Store away from heat or sources of flame.
- Cover insulation with breathable waterproof tarp.
- Tarping of the bundles is required when wet conditions exist or are forecasted.
- Secure coverings to prevent damage caused by wind.

PRECAUTIONS

- Refer to Safety Data Sheet (SDS) for additional information.
- Polyiso foam will burn if exposed to a flame of sufficient heat and intensity. Keep away from heat, sparks, and open flames.
- Protect against dust that may be generated during installation.
- Take care when transporting and handling Elevate insulation to avoid physical damage.
- Do not install over wet, damp or uneven substrates.

SPECIFICATION COMPLIANCE

ASTM C1289, Type II, Class 1
UL Classified _ UL1256
FM 4470 Class 1 Approved
Manufactured in an ISO 9001 Registered Facility
CAN/ULC-S704-11, Type 2, Class 2
CAN/ULC-S704-11, Type 3, Class 2 available upon request

LEED® INFORMATION

See Recycled Content in Typical Properties table.
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

TYPICAL PROPERTIES (MEETS ASTM C 1289, TYPE II, CLASS 1)

Property	ASTM	Elevate Typical Performance
Thermal Resistance	C518	40 °F (4.4 °C) 6.2 R/in 75 °F (23.9 °C) 5.7 R/in 110 °F (43.3 °C) 5.0 R/in
Compressive Strength	D1621	**Standard:** Grade 2: 20 psi (138 kPa) **Optional:** Grade 3: 25 psi (172 kPa) * **NOTE:** ***25 psi (172 kPa) available upon request.** Thickness availability may vary based on manufacturing location. Contact an Elevate sales representative for more information.
Density	D1622	2 pcf (32 kg/m^3)
Dimensional Stability	D2126	<2%
Moisture Vapor Transmission	E96	<1 perm (<57.5 ng/(Pa•s•m^2))
Water Absorption	C209	<1% by volume
Service Temperature	---	-100 to 250 °F (-73 to 121 °C)
Flame Spread	E84	Index 50
Smoke Development	E84	Index 160 - 180

PRODUCT INFORMATION

Thickness[1]		R-Value[2]	Max Flute Span		Approximate Recycled Content by Weight	
inches	mm		inches	mm	Post-Consumer	Post Industrial
0.5	12.70	2.9	1.50	38.10	52%	15%
1.0	25.40	5.7	2.62	66.67	37%	15%
1.1	27.94	6.3	2.62	66.67	36%	15%
1.2	30.48	6.8	2.62	66.67	34%	15%
1.3	33.02	7.4	3.67	93.34	32%	15%
1.4	35.56	8.0	3.67	93.34	30%	15%
1.5	38.10	8.6	4.37	111.12	29%	15%
1.6	40.64	9.1	4.37	111.12	27%	15%
1.7	43.18	9.7	4.37	111.12	26%	15%
1.75	44.45	10.0	4.37	111.12	26%	15%
1.8	45.72	10.3	4.37	111.12	25%	15%
1.9	48.26	10.8	4.37	111.12	24%	15%
2.0	50.80	11.4	4.37	111.12	24%	15%
2.1	53.34	12.0	4.37	111.12	22%	15%
2.2	55.88	12.6	4.37	111.12	21%	15%
2.25	57.15	12.9	4.37	111.12	21%	15%
2.3	58.42	13.2	4.37	111.12	21%	15%
2.4	60.96	13.8	4.37	111.12	20%	15%
2.5	63.50	14.4	4.37	111.12	20%	15%
2.6	66.04	15.0	4.37	111.12	19%	15%
2.7	68.58	15.6	4.37	111.12	18%	15%
2.75	69.85	15.9	4.37	111.12	18%	15%
2.8	71.12	16.2	4.37	111.12	18%	15%
2.9	73.66	16.8	4.37	111.12	17%	15%
3.0	76.20	17.4	4.37	111.12	17%	15%
3.1	78.74	18.0	4.37	111.12	16%	15%
3.2	81.28	18.6	4.37	111.12	16%	15%

Technical Information Sheet



HEAVY-DUTY FASTENER

Red Fasteners		Black Fasteners		White Fasteners	
Size	Item Number	Size	Item Number	Size	Item Number
1 ¼"	W56RAC4230	9"	W56RAC4247	1 ¼"	W56RAC4390
2"	W56RAC4232	11"	W56RAC4248	2"	W56RAC4391
3"	W56RAC4234	16"	W56RAC4244	3"	W56RAC4392
4"	W56RAC4236	18"	W56RAC4245	4"	W56RAC4393
5"	W56RAC4237	20"	W56RAC4246	5"	W56RAC4394
6"	W56RAC4249	22"	W56RAC4231	6"	W56RAC4395
7"	W56RAC4239	24"	W6RAC4233	7"	W56RAC4396
8"	W56RAC4240			8"	W56RAC4397
10"	W56RAC4241			10"	W56RAC4398
12"	W56RAC4242				
14"	W56RAC4243				

DESCRIPTION

The Heavy-Duty Fastener is specifically designed to be used in roofing applications which require additional corrosion protection and additional pullout resistance. The Heavy-Duty Fastener may be used for attachment of roofing insulation and base sheets in combination with Elevate Insulation Plates, or for attachment of Elevate Batten Strips, Seam Plates, Termination Bars, and other accessories to steel, wood, concrete, and other decks where approved by Elevate Technical Specifications.

METHOD OF APPLICATION

1. Using the #3 Phillips tip provided, and a variable speed drill, engage the fastener into the deck as noted below. Take care not to over or under drive the fastener. Threads must engage the decking material per Elevate Technical Specifications.
2. Determine screw length as follows:
    a. Steel Decks: Select fastener length to penetrate through the deck a minimum of ¾" (19.1 mm).
    b. Wood Decks: Select fastener length to penetrate into or through the deck a minimum of 1" (25.4 mm).
    c. Concrete Decks: Select fastener length to penetrate into deck a minimum of 1" (25.4 mm).
3. If pre-drilling of the deck substrate is necessary, use a hammer drill in impact mode with a 7/32" (5.6 mm) carbide drill bit. Install fasteners by using a variable speed drill at a maximum of 1,500 rpm.

STORAGE

Store in original, unopened packaging protected from the weather.

PRECAUTIONS

Eye protection must be worn during the installation of the fasteners and any drilling operation.

LEED® INFORMATION

Post-Consumer Recycled Content: 25%
Pre- Consumer Recycled Content: 0%
Manufacturing Location: Addison, IL

FM APPROVED

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

PRODUCT PACKAGING

Screw Length	Thread Length	Pieces per Container	Weight per Pail/Ctn	Pails/Ctn per Pallet
1 ¼" (31.8 mm)	Full	1,000 / pail	12 lb (5.4 kg)	60
2" (50.8 mm)	Full	1,000 / pail	19 lb (8.6 kg)	60
3" (76.2 mm)	Full	1,000 / pail	29 lb (13.2 kg)	60
4" (101.6 mm)	3" (76.2 mm)	1,000 / pail	37 lb (16.8 kg)	60
5" (127.0 mm)	4" (101.6 mm)	1,000 / pail	47 lb (21.3 kg)	60
6" (152.4 mm)	4" (101.6 mm)	500 / pail	28 lb (12.7 kg)	60
7" (177.8 mm)	4" (101.6 mm)	500 / pail	33 lb 5.0 kg)	60
8" (203.2 mm)	4" (101.6 mm)	500 / pail	38 lb (17.2 kg)	60
9" (228.6 mm)	4" (101.6 mm)	500 / ctn*	42 lb (19.0 kg)	60
10" (254.0 mm)	4" (101.6 mm)	250 / ctn*	50 lb (20.9 kg)	60
11" (279.4 mm)	4" (101.6 mm)	500 / ctn*	51 lb 23.1 kg)	60
12" (304.8 mm)	4" (101.6 mm)	500 / ctn*	55 lb (24.9 kg)	60
14" (355.6 mm)	4" (101.6 mm)	250 / ctn*	65 lb (29.5 kg)	30
16" (406.4 mm)	4" (101.6 mm)	250 / ctn*	38 lb (17.2 kg)	30
18" (457.2 mm)	4" (101.6 mm)	250 / ctn*	43 lb (19.5 kg)	30
20" (508.0 mm)	4" (101.6 mm)	250 / ctn*	47 lb (21.3 kg)	30
22" (558.8 mm)	4" (101.6 mm)	125 / ctn*	65 lb (29.5 kg)	24
24" (609.6 mm)	4" (101.6 mm)	125 / ctn*	65 lb (29.5 kg)	24

* Packaged in cardboard boxes due to fastener length. May require additional lead time.

TYPICAL PROPERTIES

Property	Typical Performance
Material	SAE 1022, Heat Treated Steel
Thread Size	0.275" (6.98 mm) Nominal Diameter
Threads/Inch	13 min.
Thread Design	Buttress thread
Fastener Tip	Drill point design
Fastener Head	#3 Phillips drive
Pullout in New 22-gauge (0.76 mm) Steel Deck Grade C (Grade 33) Grade E (Grade 80)	 595 lb (270 kg) min. 650 lb (295 kg) min.
Pullout in New Structural Concrete	700 lb (317.5 kg) min.
Pullout in New ¾" (19.0 mm) Plywood Deck	360 lb (163 kg) min.
Corrosion Resistant Coating	Electrocoating of fasteners exhibit 15% or less red rust after 30 cycles of Kesternich and exceed requirements of FM 4470.

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Technical Information Sheet



INSULATION FASTENING PLATE

Item Description	Item Number
Pail: 1,000 Pieces	W56RAC4190

DESCRIPTION

Insulation Fastening Plates are specially designed to be used with Elevate All-Purpose, Heavy-Duty, Concrete Drive and Stainless-Steel Fasteners in roofing applications for attaching appropriate cover boards and insulations as required by Elevate Specifications.

METHOD OF APPLICATION

1. Position insulation plates over insulation as specified by Elevate Specifications.
2. Attach plates to roof deck using the appropriate Elevate fastener.
3. Install plates ribbed side up.

STORAGE

Store in unopened original containers protected from the weather.

PRECAUTIONS

- Do not overdrive or underdrive fastener.
- Plates are designed to anchor roof insulation only.
- Avoid field seams directly over insulation plates.
- **Cannot be used with Elevate Heavy Duty (HD) Plus Fasteners.**

LEED® INFORMATION

Post-Consumer Recycled Content: 8%
Post Industrial Recycled Content: 17%
Manufacturing Location: Cleveland, OH

FM APPROVED

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

PRODUCT PACKAGING

Plate Diameter	3" (76 mm)
Pail	1000 pieces
Weight of Pail	42 lb (19 kg) per pail
Pails per Pallet	60

TYPICAL PROPERTIES

Properties	Typical Performance
Material	AZ50 Galvalume®
Material Thickness	0.017" (0.43 mm) - 0.023" (0.58mm)
Diameter	3" (76 mm)
Corrosion Resistant Coating	Meets FM No. 4470 Criteria
Pull Through Resistance	400 lbf (181.4 kgf) from center hole
Corrosion Resistance	Meets FM 4470 criteria

*Galvalume® is a registered trademark of BIEC International, Inc.

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Technical Information Sheet



ULTRAPLY™ TPO UNIVERSAL PIPE BOOT

Item Description	Item Number
White	W56TPO301U
Tan	W56TPOT01U
Gray	W56TPOG01U

DESCRIPTION

The UltraPly TPO Universal Pipe Boot is specifically designed for the flashing of round penetrations on TPO installations. The UltraPly TPO Universal Pipe Boot fits various penetrations from 1″ (25 mm) to 6″ (150 mm). It must be cut to correct size before installation.

METHOD OF APPLICATION

1. UltraPly TPO membrane shall be clear of all dust, dirt, and other contaminants prior to installation of the UltraPly TPO Universal Pipe Boot.
2. Penetration shall be clean of foreign material and any old flashing materials.
3. Cut out a circle, above the rib, on the outside of a level ring of the UltraPly TPO Universal Pipe Boot that is smaller than the penetration.
4. Heat-weld the flashing into place and install the clamp and sealant per current UltraPly TPO specifications.

STORAGE

Store material in its original unopened packaging away from sources of physical damage or chemical contamination.

PRECAUTIONS

- Do not install over uneven substrates.

ENVIRONMENTAL METRICS	
Recycled Content	
Post-Consumer	0%
Post-Industrial	0%

TYPICAL PROPERTIES	
Properties	**Value**
Material	Thermoplastic Polyolefin (TPO)
Color	White, Tan, Gray
Clamp	Stainless steel – worm gear type
Pipe Flange	13″ (330 mm) diameter
Thickness	0.055″– 0.075″ (1.4 mm – 1.9 mm)

FITS THE PIPE OUTSIDE DIAMETER
1″ 25 mm
1 ½″ 38 mm
2″ 50 mm
3″ 76 mm
4″ 102 mm
5″ 127 mm
6″152 mm

PRODUCT PACKAGING	
Units per Carton	10 UltraPly TPO Universal Pipe Boots 10 Stainless Steel Clamps

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received 10/5/26

Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov

Paid $110.00 10/5/26

HISTORIC DISTRICT COMMISSION APPLICATION

Date: 10/01/2026 **Subject Property Location:** 20 South Main St **Case #:** HDC-11-4-26-32

Property Owner Buckingham Presbyterian Church **Owner Phone #**

Owner Address 20 South Main St Berlin, MD 21811 **Owner Email:** info@Buckinghampcusa.org

Agent/Contractor: Chesapeake Roofing LLC **Agent Phone#** (410) 289-1115

Work Involves: ☒ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☐ Sign ☐ Other

DESCRIPTION OF WORK PROPOSED:

Replacement of current shingle roof, over building called Taylor Hall, which is located behind the Buckingham church building. Current roof has significant leakage into the building itself and warrants replacement as soon as possible.

Existing shingles to be removed, any rotted woodwork to be replaced, ice and water shields, felt underlayment, drip edges and ridge vent to be installed. Shingles will be GAF Timberline HDZ in Pewter Grey color.

DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the Planning Department prior to at least three (3) weeks prior to the next regularly scheduled hearing. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. The Berlin Historic District Commission Rules and Regulations are available for review in the Town of Berlin Planning Department.

The following items, if applicable, must be provided to Town Staff in order for the proposal to be considered:

1. **Site plan.**
2. **Scaled drawings of plans and/or elevations of the proposal, or in the alternative, a scale model.**
3. **Color photographs of the existing structure, the area to be altered and close-ups of architectural details.**
4. **For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.**
5. **All photographs shall be printed on 8½ x 11 paper or provided in digital format, and shall be labeled with a description of the contents of the photographs.**
6. **Samples of materials or copies of manufacturers product literature.**

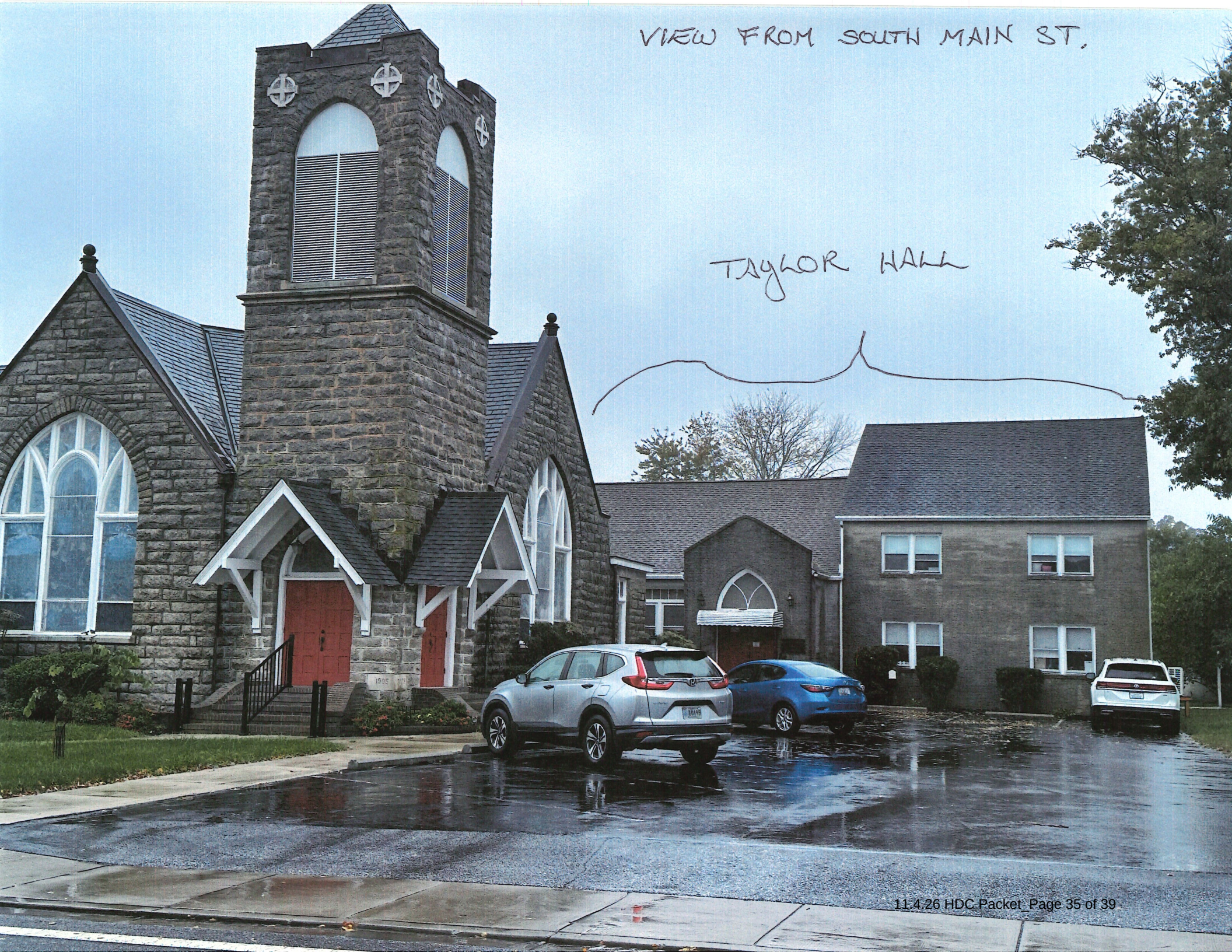
The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for 11/4/26 **(date).**

Applicant Signature Arlene M Costa **Date** October 04, 2026

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)


VIEW FROM SOUTH MAIN ST.
TAYLOR HALL


VIEW FROM SMALL PARKING LOT
MARYLAND

TAYLOR HALL REAR VIEW

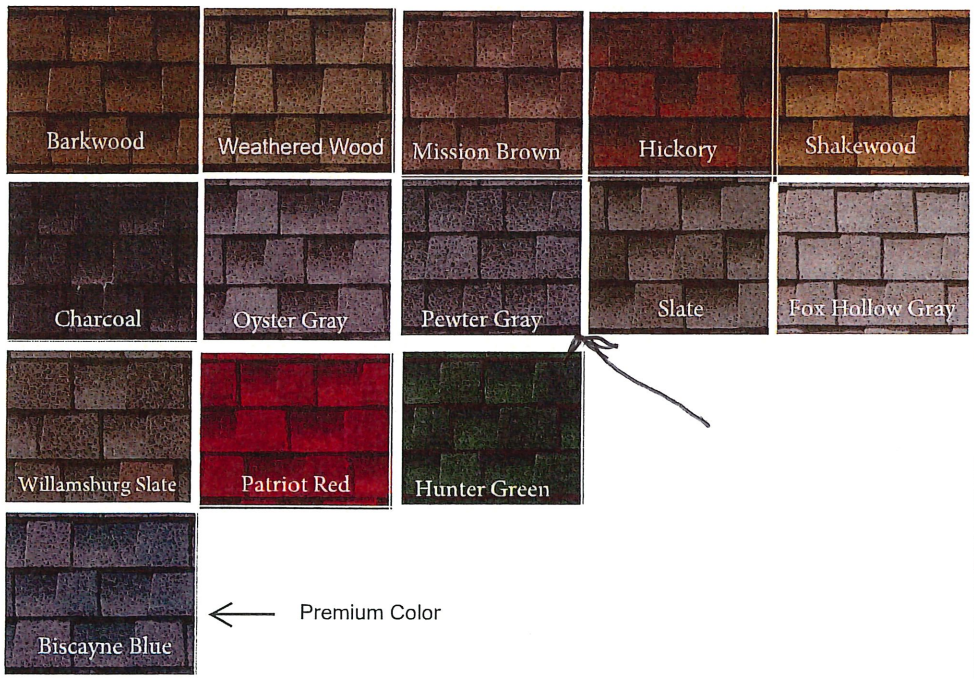


Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test[1]
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation[3]
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.[2] Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors - Premium Colors[5]



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.)**: 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure**: 5 5/8" (143 mm)
- **Bundles/Square**: 3
- **Pieces/Square**: 64
- **StainGuard Plus™ Algae Protection**[2] Limited Warranty
- **Hip/Ridge**: TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®[5]
- **Starter**: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[4]
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements (some colors)

[1] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

[3] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

[4] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[5] Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

We protect what matters most™

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Chesapeake Roofing

P.O. Box 676
Berlin, MD 21811
Office: 410-289-1115
Fax: 410-641-1116

Name **Buckingham Presbyterian Church**

Phone# **908-619-2475** **Email** **info@buckinghampcusa.org, jpcurtisfam@aol.com**

Job At **20 S Main St, Berlin, MD 21811**

Approx.Start.Date **Approx.Compl.Date**

All work to the above address:

1. Tear off existing shingle roof and haul away all roofing debris.
2. Rotted and defective woodwork to be replaced at an additional cost, $55.00 per sheet of 7/16" OSB sheathing or $75.00 per sheet of ½" CDX plywood – 2 sheets included with the roof.
3. Install ice and water shield to the eaves and valleys.
4. Install felt buster synthetic underlayment to remainder of roof deck.
5. Install starter shingles to roof edges.
6. Cover roof with GAF Timberline HDZ or Owens Corning TruDefinition Duration shingles. Color Pewter Grey
7. All shingles to be applied with 1¼ in. gun nails. All shingles receive 6 nails per shingle.
8. Apply ODE drip edge on all roof edges.
9. Install vent pipe collars and PermaBoots to all plumbing pipes.
10. Install new ridge vent.

Price: *$30,450.00 (deposit $10,150.00)*

11. The above work to be completed in a neat, workmanlike manner, all debris to be removed from the premises. Magnets to be run to pick up loose nails.
12. Shingles carry manufacturer's limited lifetime warranty. All labor on new roof is guaranteed for a period of 10 years.
13. All work to be completed in strict accordance with the above specifications. No work other than specified to be done.

All guarantees will be declared void if anyone other than contractor or his mechanics tamper with roofing. Contractor assumes no responsibility for interior damage caused from removal or reinstallation of the roof before work is completed so long as contractor acts in a reasonable and workmanlike manner and with reasonable care. Contractor is not responsible for antennas or wires, or the proper grading on roof decks. Contractor assumes no responsibility to damages to any a/c lines, electrical wiring, gas lines, etc that are improperly installed too close to the interior of roof deck. Any alteration or deviations from specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimates. The customer hereby grants his contractor the right to check the customer's credit if the contractor deems if necessary. You may cancel this transaction without any penalty or obligation, within three business days from the date of this contract. Cancellation of this contract must be done in writing. Deposit payments are due upon contract signing or at the time of materials' delivery. Balance payments are due upon completion of contracted job. All contracts and guarantees are not transferable.
Property owner is fully protected by our Workman's Compensation, Public Liability and Property Damage Insurance covering all jo

Accepted (customer) _____ Accepted _____

Date _____ MHIC# 95090 Date June 23, 2026