

CONDITION SURVEY  
OF  
**ST. TAMMANY PARISH GOVERNMENT  
BUILDING**

520 OLD SPANISH TRAIL  
SLIDELL, LA 70458

PREPARED FOR

St. Tammany Parish Government



PREPARED BY



PREPARED ON

MARCH 12, 2012

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## 1.0 INTRODUCTION

On January 20, 2012, CDC conducted a survey of the existing standing seam roofing system on the main upper roof area of the St. Tammany Government Administration Building located at 520 Old Spanish Trail, Slidell, LA. 70458. The purpose of the survey was to evaluate and investigate the existing conditions, code compliance, quality of installation, and conformance of the standing seam roofing assembly with plans supplied by Damon Engineering dated October 10, 2007.

CDC's survey of the existing standing seam roof system consisted primarily of visual observations, interviews with St. Tammany Parish Engineering Department personnel, and review of the original renovation architectural drawings provided by the St. Tammany Parish Engineering Department. CDC also reviewed the roofing submittals submitted by Gebhard Personnel also provided to CDC from the St. Tammany Parish. During the observation visit the Parish also conducted a video recorded inspection of the underside of the roof structure.

The weather during CDC's survey varied from sunny to overcast, with temperatures averaging in the low to mid 60's F. No precipitation was experienced on site during CDC's survey.

## 2.0 EXECUTIVE SUMMARY

The St. Tammany Parish Government Administrative building located at 520 Old Spanish Trail, Slidell, LA 70458, is a six story steel and framed building with a EFIS and Sheet metal facade. For verification of wind speed design the building location is 30.264634 Latitude & -89.783960 Longitudes with an elevation of 5.297 feet above sea level.

According to The St. Tammany Parish Building Engineering Department, the building was severely damage during Hurricane Katrina on August 29, 2005. The building had water in the interior to depths of approximately 5'7".

After the hurricane Damon Engineering of Slidell was hired to provide the design and construction documents as needed for remediation of the damaged complex.

According to our client St. Tammany Parish, Natco Construction was the successful contractor awarded the remediation contract with the Parish. Natco defaulted on the contract and did not finish the work as contracted. Natco subcontracted the roof installation on the upper main roof area to Gebhard Construction Co. As of the time of this observation CDC was informed that Gebhard Construction Co. is no longer in business under this name. Landmark Construction was hired to complete the construction contract.

The St. Tammany Parish Government has experienced leaks in the standing seam roof assembly and has major concerns as to the quality of the installed system.

Due to the Parishes concerns, CDC, a leading building envelope and engineering firm, was engaged to perform condition surveys, evaluate roof submittals, roof plans, existing conditions, compliance with local codes, and report our findings.

## 3.0 GENERAL BUILDING INFORMATION

**BUILDING:** St. Tammany Parish Administrative Building

**BUILDING ADDRESS:** 520 Old Spanish Trail  
Slidell, LA 70458

30.264634 Latitude - -89.783960 Latitudes

### **BUILDING SUMMARY:**

Renovated after hurricane Katrina, The St. Tammany Parish Administrative Building houses administrative personal for the Parish. The Office Tower stands 6 stories and consists primarily of metal cladding, EIFS, and framed window opening.



**St. Tammany Administration Building:**

Office Tower

**Comments:**

This photo shows the St. Tammany Parish Administration Office Tower.



**St. Tammany Administration Building:**

Office Tower Upper Main Roof Area.

**Comments:**

This photo shows an overall view of the upper main roof area being surveyed.

**4.0 UPPER MAIN ROOF AREA OVERVIEW**

**UPPER 6<sup>TH</sup> FLOOR OVERVIEW:**

The upper main standing seam roof area is comprised of a light gauge framing system over the existing concrete roof deck structure and existing Built-Up Roofing assembly. This roof area is accessible from a main stair tower.

**AREA:** 6<sup>th</sup> Floor Upper Main Roof Assembly

**ROOF COMPOSITION:** (Noted from the top of roof system down)

**STANDING SEAM SYSTEM:**

**MANUFACTURER:** GEBHARD ROOFING MANUFACTURING

**ADDRESS:** 1704 E. Canal St.

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	Picayune, MS. 39466
Gauge:	24
Finish:	Kynar Painted Steel
Profile:	Single Lock
MFG. Listed by FM:	Not Found
MFG. Listed UL online	Not Found
MFG. Certifications listings:	Not Found
MFG. Uplift Test listed:	None Found
MFG. Engineering Listed:	None Found
MFG. Listed on NRCA Site:	Not Found
MFG. Listed in UL RoofNav:	Not Found
Internet Search For Gebhard Metal Roofing Manufacturing:	No Such Manufacturer Found
State LA. Contractors License:	None Found
<b>INSULATION:</b>	Fiberglass Rolled Insulation
MANUFACTURER:	Unknown
ATTACHMENT:	Loose laid beneath Roof Panels
<b>METAL SUB FRAMING:</b>	Galvanized Steel
MANUFACTURER:	Unknown – Not Submitted
ENGINEERING:	None Submitted
ATTACHMENT:	Attached to concrete deck

Spacing: 16" On Center According to detail A/6 4' Apart

**EXISTING ROOFING:** Built-Up  
**MANUFACTURER:** Unknown

**STRUCTURAL DECK:** Concrete  
**SLOPE:** Unknown  
**THICKNESS:** Unknown

## 5.0 CDC FINDINGS & PHOTOGRAPHS:

CDC was unable to locate a manufacturer of metal roofing systems and assemblies as submitted by Gebhard for construction. CDC conducted an internet search for Gebhard Metal Roofing Manufacturing and no such company was located. CDC also researched sites such as National Roofing Contractors Association, UL Testing sites, FM testing sites including RoofNav and found no such manufacturer. CDC believes that no such Manufacturer exists under this name. During research, CDC did find information on Gebhard Enterprises which at one time was located at 1704 E. Canal St. Picayune, MS. 39466. Upon investigating both Mississippi and Louisiana State Contractors Board there appears to be no current license for Gebhard Manufacturers.

CDC also reviewed filings with the Secretary of State in both Mississippi and Louisiana. According to the MS. Secretary of State Gebhard Enterprises dissolved their corporation December 6<sup>th</sup>, 2010. Gebhard Enterprises is listed as a current corporation in the state of LA.. They filed for incorporation 1/23/1996 and are listed as located at 301 Rue Piper, Slidell, LA. 70461.

After review of Damon engineering's drawings and specifications, CDC found that the product both submitted and installed by Gebhard Enterprises on the upper main roof areas to be the wrong product. The drawings indicate that the metal panels be 16ga. Steel (Ref. Detail A-S6). The product installed was 24ga. The submitted product data sheets were stamped and signed as approved for general confirmation by Damon engineering on March 13<sup>th</sup>, 2008.

The submitted product data sheet supplied by Gebhard Engineering appears to be from a different manufacturer than the heading of Gebhard Metal Roof Manufacturing and appears to be for a 24 ga. Stainless Steel Panel in lieu of 16 ga. steel as required. CDC believes that the product data sheets were copied from the internet and put on Gebhard Letterhead. The letterhead shows Gebhard Metal Roofing Manufacturing in which CDC found no evidence exists or did exist.

Without a manufacturer with a tested roof assembly, CDC believes the assembly most likely does not meet local building codes. The local wind speed is 123 MPH as confirmed with the Slidell Building Department and online at LSUAgCenter research and extension. The system also does not have a UL fire rating under the manufacturer Gebhard Metal Roofing Manufacturing as required. The framing assembly engineering was not submitted, therefore the underlying framing may likely not be code compliant.


Upon inspection numerous areas of the metal roof panels were damage and painted over by Gebhard Enterprises. The specified panels "Kynar" carries a twenty year paint finish warranty. Once painted over the owner no longer has the paint finish warranty (See Photo's).

In closing CDC recommends that the entire framing assembly be evaluated and engineering performed to ensure code compliance. We also recommend the entire roof panels, valleys, copings, and counter flashings be totally removed and replaced with a new tested and approved system. The material gauge should be increased as specified. The system in place is not what the owner paid for.

The following matrix enumerates CDC's observations during our observations in regards to the 6<sup>th</sup> Floor Standing Seam Roof Assembly.

	<p><b><u>Item No. 001:</u></b></p> <p><b><u>Comments:</u></b> View of 6<sup>th</sup> floor roof area.</p>
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**Additional Comments:** Valleys shown leak badly.

	<p><b><u>Item No. 002:</u></b></p> <p><b><u>Comments:</u></b> Additional view of 6<sup>th</sup> floor area.</p>
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**Additional Comments:** Roof panels are 24 ga. not 16 ga. as shown on drawings.

**CDC FINDINGS: (CONTINUED)**



**Item No. 003:**

**Comments:**

Additional view of 6<sup>th</sup> floor area. Leaks are occurring at valley lines indicated by arrows. The valleys were installed incorrectly.



**Item No. 004:**

**Comments:**

Numerous areas of the Kynar roof panels were damaged. Gebhard painted over the damaged panel with regular paint which voids the manufacturer's 20-Year finish warranty. Areas of rust are reappearing. These areas are to numerous to count.

**CDC FINDINGS: (CONTINUED)**



**Item No. 005:**

**Comments:**

Additional photo showing rust reappearing thru the paint.



**Item No. 006:**

**Comments:**

All valleys were improperly installed and are leaking. Insulation below these valley lines is saturated from the leaks. Wet insulation loses its R-Value. The insulation should be replaced during panel replacement.

**CDC FINDINGS: (CONTINUED)**



**Item No. 007:**

**Comments:**

The roof panels were cut along the valley line and face attached with neoprene headed self tapping screws. The neoprene deteriorates by the UV and often leak and back out. Caulking was installed at valley lines to help stop the leaks. Caulking is a temporary repair and a maintenance issue. Caulk should not be face installed.

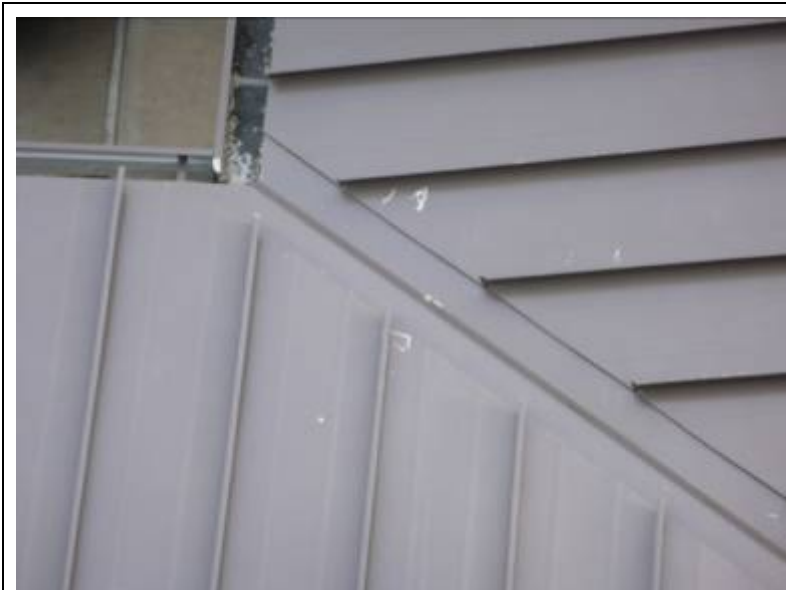


**Item No. 008:**

**Comments:**

The end of the panels should be turned under (Hemmed) and clipped into a Ziggle cleat in lieu of face fastening. Raw edges of the cut panel are rusting.

**CDC FINDINGS: (CONTINUED)**



**Item No. 009:**

**Comments:**

Photograph of the lower roof areas installed by another roofing contractor. Notice no face installed fasteners at the valley lines, and no caulking.



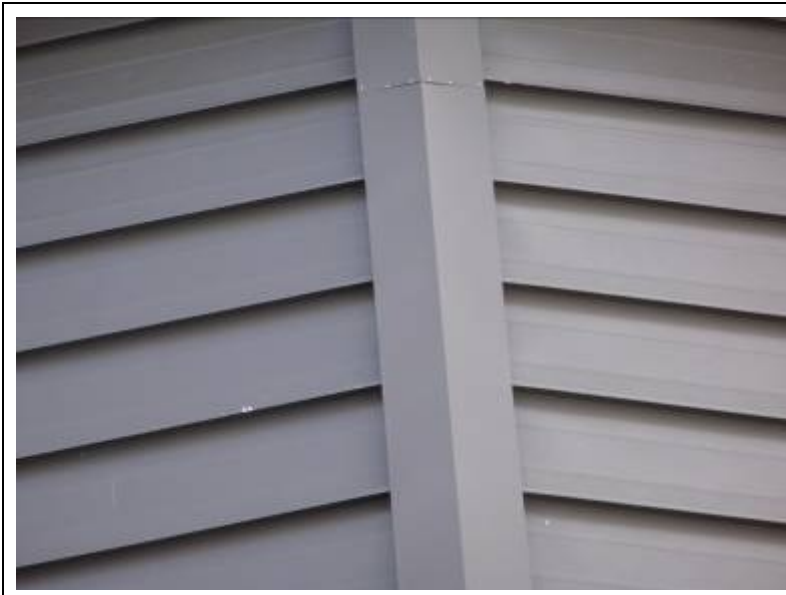
**Item No. 010:**

**Comments:**

Hip and Ridge caps were face fastened in lieu of hemming under and attaching to a clip.

Caulking face installed to stop leaks.

**CDC FINDINGS: (CONTINUED)**



**Item No. 011:**

**Comments:**

Photo of ridge caps properly installed at the lower roof areas installed by another roofing subcontractor. Notice no exposed fasteners.



**Item No. 012:**

**Comments:**

Sub framing was installed so that the valley lines run into the penthouse. The valleys should be framed where water does not run directly into the side of the building. They should be reframed to drain to the outside of the wall. Center line of the valley should be located at the arrow.

**CDC FINDINGS: (CONTINUED)**



**Item No. 013:**

**Comments:**

Panels were checked for the proper gauge. The panels are 24 ga. and the drawings indicate a much heavier 16ga. panel. This is not the specified panel.



**Item No. 014:**

**Comments:**

Caulking was installed at various transitions where leaking has occurred. These areas should be properly flashed with metal not caulking.

**CDC FINDINGS: (CONTINUED)**



**Item No. 015:**

**Comments:**

Counter flashings were installed backwards with the end lap bucking water. Roof mastic was used to help temporarily stop leaks. Counterflashing were also face screwed.



**Item No. 016:**

**Comments:**

Posts had pitch pans installed in lieu of fabricated metal flashings. Caulk was smeared around these pitch pans to stop leaks.

**CDC FINDINGS: (CONTINUED)**



**Item No. 017:**

**Comments:**

Caulk used to stop leaks in various areas where metal fabrications were not watertight.



**Item No. 018:**

**Comments:**

Caulking installed to stop leaks at several penetrations.

**CDC FINDINGS: (CONTINUED)**



**Item No. 019:**

**Comments:**

Caulking applied at valleys and hips and ridges. No caulking should be needed on the face of terminations if properly fabricated and installed. Caulk is temporary and deteriorates in contact with UV. Caulking is a regular maintenance item. If properly installed the owner would not have this maintenance issue.



**Item No. 020:**

**Comments:**

The eaves of the metal panels were face fastened as well. The panels should be hemmed under and clipped on to a Ziggle strip and not face fastened. The panels are bowed at the ends and susceptible to leaks.

**CDC FINDINGS: (CONTINUED)**



**Item No. 021:**

**Comments:**

Photo of lower roof properly installed where the end of the panel folds under and clips into place. No exposed fasteners.



**Item No. 022:**

**Comments:**

Area where paint installed to repair damaged panels is deteriorating.

**CDC FINDINGS: (CONTINUED)**



**Item No. 023:**

**Comments:**

View of large areas of repainted panels.



**Item No. 024:**

**Comments:**

Pipe penetration thru side of penthouse open where caulk has failed.

**CDC FINDINGS: (CONTINUED)**



**Item No. 025:**

**Comments:**

Caulking installed where holes penetrated metal panels.



**Item No. 026:**

**Comments:**

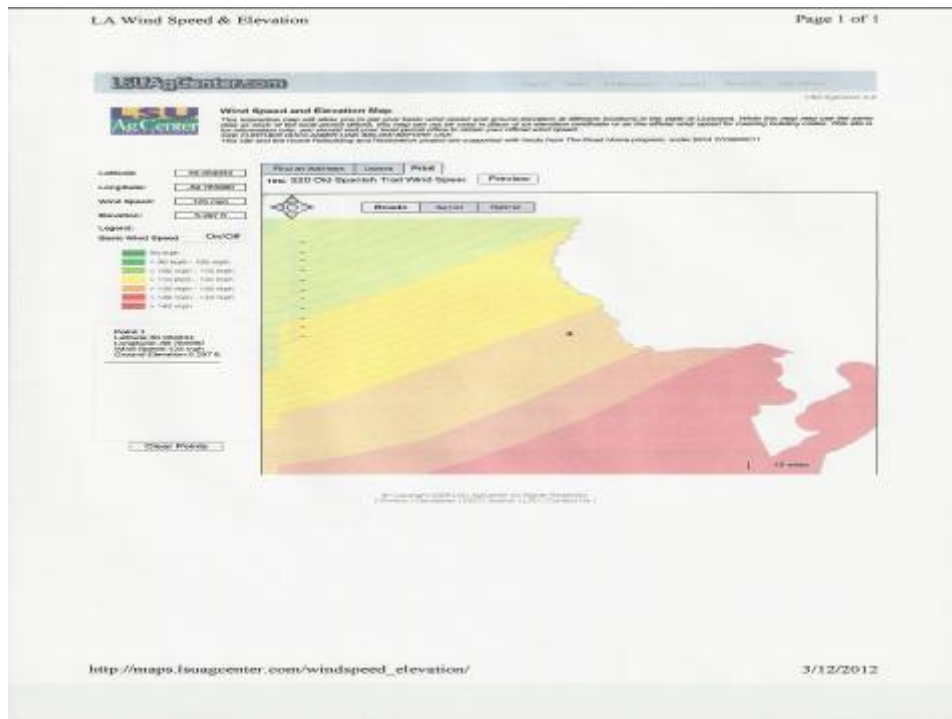
Caulking installed to stop leaks at exposed panel edges. Also shows more damage to paint finish voiding warranty.

**6.0 SUPPORTING DOCUMENTS:**

Mississippi Secretary of State Business Filing Gebhard Enterprises. Dissolved 6/15/98.



Local Wind Speed for Design – 123 MPH – Not a tested assembly and not Code Compliant



State Of Louisiana Secretary of State Research - Currently not in good standing.

Tom Schedler State of Louisiana COMMERCIAL DIVISION Secretary of State

Secretary of State



225.925.4704

Fax Numbers

225.932.5317 (Admin. Services)  
225.932.5314 (Corporations)  
225.932.5318 (UCC)

Name	Type	City	Status
GEBHARD ENTERPRISES, INC.	Business Corporation	SLIDELL	Active

**Business:** GEBHARD ENTERPRISES, INC.

**Charter Number:** 34516846 D

**Registration Date:** 1/23/1996

**State Of Origin:**

**Domicile Address**

301 RUE PIPER  
SLIDELL, LA 70461

**Mailing Address**

C/O SEAN GEBHARD, SR.  
301 RUE PIPER  
SLIDELL, LA 70461

**Status**

**Status:** Active

**Annual Report Status:** Not In Good Standing for failure to file Annual Report

**File Date:** 1/23/1996

**Last Report Filed:** 1/25/2011

**Type:** Business Corporation

**Registered Agent(s)**

**Agent:** SEAN GEBHARD SR.

**Agent:** SEAN GEBHARD SR. **Address 1:** 301 RUE PIPER **City, State, Zip:** SLIDELL, LA 70461 **Appointment Date:** 1/23/1996

**Appointment Date:** 1/23/1996

**Officer(s)** Additional Officers: No

**Officer:** SEAN GEBHARD SR.

**Officer:** SEAN GEBHARD SR. **Title:** Director **Address 1:** 301 RUE PIPER **City, State, Zip:** SLIDELL, LA 70461

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