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Winslow Commons

VANCOUVER, BC



P R O J E C T P R O F I L E



Nordic™

Winslow Commons

VANCOUVER, BC

The Project

Winslow Commons is a 64-unit condominium development on the western tip of the Point Grey Peninsula in Vancouver, BC. Situated within the University of British Columbia (UBC) campus, the area offers numerous hiking and biking trails, and convenient dining and shopping.

Built by Polygon in 2001, the property's one- and two-bedroom apartments are featured on four floors and reflect urban West Coast contemporary-style architecture. Interiors boast open-plan

layouts, with wood, carpet, or laminate flooring, fireplaces, granite countertops, and luxury appliances. The property's balconies offer outdoor entertaining, and each home has parking, a storage locker, and in-suite laundry.

Winslow Commons is a short walk to Pacific Spirit Park's 1,900 acres of forest, trails, beaches, shopping, and restaurants. UBC Hospital, Chan Centre for the Performing Arts, and the Museum of Anthropology also are nearby.



The Challenge

Buildings at UBC are surrounded by forest and open ocean, so the building owner was looking for the best possible solution with respect to impact resistance and protection against wind uplift and water penetration for their re-roof project.

Considering the factors presented in the project scenario, the consultant needed to find a solution for both steep and

low-slope roofing. Vancouver-based IKO ROOFPRO® member BestWest Group stood out and has been selected by the building owner as the preferred roofing contractor to take on the challenge. Since BestWest Group operates in both the residential steep roofing and commercial low-slope roofing sectors, they were equipped to handle the entire project including all custom sheet metal work.



The Solution

The best performing roofs are integrated systems that utilize high quality accessories. At Winslow Commons, installation began with IKO Stormtite® roof underlayment on the residential product sections of the roof. “Stormtite helped us follow the grid lines on the product, which made it very efficient,” Maglio comments. IKO StormShield was used to create a watertight seal. Its tear-resistant properties ensure that it will protect against potential ice and water damage for the long term. IKO EdgeSeal roof starter helps prevent wind uplift and blow-off in the critical areas where shingles are most vulnerable – the roof perimeter along the eaves and rakes.

Next, Nordic™ high-performance shingles specified by Roof Consultant Stefan Hanelt of Applied Roofing Science Inc. were installed as a premium product solution for Winslow Commons. Polymer-modified Nordic shingles are reinforced with a special polymer-modified asphalt coating that provides exceptional pliability for outstanding impact resistance. This coating acts like a shock absorber, qualifying Nordic shingles for a Class 4 impact resistance rating.

“Using a high-end shingle was imperative,” says Hanelt. “Since this area is known for extreme winds, I knew a high-quality shingle was important to avoid blow-offs. I believe Nordic is one of the best shingles on the market, it features IKO’s ArmourZone® reinforcement

which helps minimize nail pull-through during installation and in high-wind storms,” Hanelt comments. “Plus, Nordic shingles offer high-definition colour blends, allowing us to match the Frostone Grey shingles to the three smaller low-slope roof sections of this job, where we specified IKO’s commercial SBS products,” he notes.

The contractor also found that Nordic shingles were resistant to damage by the roofer’s steel-toed boots. “There was no displacement of granules or exposing the material beneath the granules due to boot contact,” Maglio comments. “With the shingles’ light gray color, this was a pleasant surprise.” Hanelt agreed, noting that there was not a single mark on the roof. “Nordic shingle flexibility and resistance are outstanding,” he adds.

Material efficiency was also an important factor in selecting IKO. The large 5 7/8” exposure allows for significant material savings. “The IKO True Square Advantage reduced our installation time by several hours throughout the project,” Maglio says. “As the contractor, I appreciate the labor savings of this product.”

“IKO manufactures one of our premium product choices for shingles and roofing systems,” says Maglio. “We have a great relationship with IKO, and the ROOFPRO program gives us a nice advantage,” he concludes.



Roofing System Product Details

Project Start & Completion Dates:	May 4, 2023 to June 2, 2023
Roofing Contractor:	BestWest Roofing
Roof Consultant:	Stefan Hanelt, RSE, AScT, RRO, GRP, Applied Roofing Science Inc.
Building Owner:	Strata Cooperation LMS4482 Winslow Commons
Material Supplier:	SSR Roofing Supplies, Surrey, BC
Project Size:	25,000 sq ft (2,300 M ²)

System Materials:

Residential	IKO Nordic™ Frostone grey, EdgeSeal, Hip & Ridge 12™, Commercial Stormtite®, StormShield®.
Commercial	Armourstick™ Base, Armourstick™ Cap, S.A.M.® Adhesive, IKO Aquabarrier™ Mastic.



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Stefan Hanelt, Roof Consultant, Applied Roofing Science Inc.

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Brock Maglio, President, BestWest Group.



Built To Perform.

HIGHEST IMPACT RESISTANCE RATING AVAILABLE



IKO Nordic Shingles Feature a Class 4 impact resistance rating.^{6*} Their polymer-modified asphalt coating acts like a shock absorber.

**This rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. This is not a guarantee of impact resistance against hail. Damage from hail is not covered under the Limited Warranty.*

THE IKO ADVANTAGE ^{4,5}			
Limited Warranty ¹	Limited Lifetime ³	Length	40 7/8 in (1,038 mm)
Iron Clad Protection ¹	15 Years	Width	13 3/4 in (349 mm)
Limited Wind Warranty ¹	110 mph (177 km/h)	Exposure	5 7/8 in (149 mm)
Limited High Wind Warranty Upgrade ^{1,2}	130 mph (210 km/h)	Coverage per Bundle	30 1/3 sq ft (3.1 sq m)
Blue-Green Algae-Resistant ¹	Yes		
STANDARD ⁵			
ASTM D3462	ASTM D3018	ASTM D7158 – Class H	
ASTM D3161 – Class F	ASTM E108/UL 790 – Class A	FM 4473 – Class 4 ⁶	

NOTE: Product and color availability may vary by region. Products with Miami Dade NOA and FBC product approval listings are available. Meets requirements of the Texas Department of Insurance. Please contact IKO for details. ¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements. ²High Wind Application is required. Both roof starter and capping shingles are required with High-Wind Application. ³Lifetime means the period of time commencing on the date of the completion of the installation of the shingles on the building and continuing so long as the owner owns the building on which the shingles were installed. ⁴All values shown are approximate. ⁵Products developed with reference to these standards. ⁶This impact rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. It is not to be construed as any type of express or implied warranty, or guarantee of the impact performance of this shingle by the manufacturer, supplier or installer, and damage from hail is not covered by the Limited Warranty. IKO recommends the use of its Class 4 impact resistance rated Hip and Ridge cap shingle in conjunction with the use of Class 4 impact resistance rated shingles. For further details concerning the FM 4473 standards, visit the FM Approvals website.

The information contained in the brochure is for general information only and is dispensed in order to aid the design professional. In the case of a discrepancy between the recommendations made in this document and the advice of a design professional, the advice of the design professional should be followed.

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To find out more about Performance shingles or additional IKO products, please talk to an IKO sales representative or a professional roofing contractor, or contact IKO directly:

United States 1-888-IKO-ROOF (1-888-456-7663)

Canada 1-855-IKO-ROOF (1-855-456-7663)

[View the project here](#)

