



BUILDING REHABILITATION

ROOF ASSEMBLY MODIFICATIONS AND REPLACEMENT

As the construction manager for rehabilitating the roof on a multi-tenant retail building in historic downtown Fredericksburg, Promaneer is now working with the owner and property manager to develop and coordinate plans for removing the existing roof in sections to reinforce the structural steel framing and replace the roofing while maintaining tenant occupancy during the work.



The building was originally purposed as a single-occupant retail use. A central boiler and air-handler were in the basement and a condensing unit located on roof rails. Later the building was demised for five lease spaces each with dedicated HVAC rooftop units (RTU). However, the original roof joist framing was not designed to support the added RTU's. The structural elements of the roof will be modified by adding a steel deck over the existing framing members as sections of roofing are removed and then replaced with a new compact roof.

Because the RTU's will have to be temporarily removed in order to perform the structural work, Promaneer is developing temporary HVAC solutions and planning the sequence of work so that tenants can remain open for business during the rehabilitation.



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