

Warwick Towers

Roof replacement with minimal disruption to residents

📍 HOUSTON, TEXAS

Project at a Glance:

Category | Roofing Solutions

Type | Condominium

The Challenge:

Built in 1983, Warwick Towers, a condominium complex located in the Museum District of Houston, Texas, features twin 30-floor towers that host a combined 118 residences. It is located steps away from popular landmarks, including the Houston Zoo, Houston Museum of Natural Science, and the Miller Outdoor Theater.

In 2024, its owner, The Warwick Towers Council of Owners, initiated a renovation to remove and replace the previous roof system with a pitched solution and waterproof system. The primary objective was to upgrade the aging roof assembly spanning 14,900 square feet while minimizing disruption to residents.

All demolition debris and new roofing materials had to be transported through the building's freight elevator and carried to or from the roof, adding logistical complexity. The labor-intensive material handling process required careful planning to maintain building operations and resident access. The property also required third-party oversight and testing to verify insulation and system compliance. This introduced additional design and documentation requirements and necessitated adjustments to the originally specified roofing system.

Project Team:

Ownership: The Warwick Towers Council of Owners

Roof Consultant/Specifier: Price Consulting, Inc.

Contractor/Installer: R. B. Hash & Associates, Inc.

Roofing Manufacturer: Siplast

Siplast Products Used:

Paradiene Torch-Applied SBS-Modified Bitumen System

- Paratherm
- Paradiene 40 FR TG BW
- Parafast Fastener
- Paradiene 20 TG
- Paradiene 20 PR TG
- Parafor 30 TG BW

Parapro PMMA Flashing System



The Solution:

Price Consulting, Inc. was enlisted by the owners to develop the roof replacement specifications, with R. B. Hash & Associates selected as the contractor. Siplast assisted in developing custom details tailored to the project's unique height limitations at existing rooftop equipment mounts. These details underwent further review and modification by Price Consulting to ensure seamless integration with the site's constraints.

- **Customized system for code compliance**

To meet updated building codes for higher R-values for roof insulation, the project required a departure from traditional roofing methods. The above-deck insulation platform utilizing Siplast Paratherm® coverboards eliminated the previous inverted assembly and interlocking concrete pavers that had ballasted the insulation down. The resulting assembly also features Siplast's torch-applied Paradiene® SBS-modified bitumen system and liquid-applied Parapro® Flashing.

- **Demonstrated roofing resilience and performance**

Despite the logistical and weather-related challenges during construction, including a heavy storm season with strong winds and rain, the roofing system performed as intended, with no reported displacement, leaks, or storm-related failures during the project.

- **Successful collaboration across stakeholders**

Coordination between the roofing consultant, installer, and manufacturer became critical to identifying a system that met FM Global requirements while remaining constructible within the site constraints. The Warwick Towers Council of Owners also reported satisfaction with the process and outcomes.

The Warwick Towers project demonstrates how close collaboration between the roofing consultant, contractor, and manufacturer can help streamline installations and lead to thoughtful solutions that can help combat challenging environmental, spatial, and third-party constraints.

