



LA LUZ LANDOWNERS ASSOCIATION

1A Loop One N.W.
Albuquerque, NM 87120

TPO Roof Conversion Updated Information and Application Approved September 2022

Background:

La Luz is an architectural gem set on the escarpment overlooking the Rio Grande River Valley and has been listed on the state register of history properties. Any changes to the exterior of a unit must be approved by the Architectural Committee to ensure that we preserve the look and feel of our community while new technologies are adopted. This includes roofing.

The following document offers guidance for TPO roof conversion at La Luz for units and garages and lays out the information that needs to be submitted to the Architectural Committee *before* beginning a TPO conversion on your unit and/or your garage.

You may be eligible for tax credit through the New Mexico Historic Preservation Division of the NM Department of Cultural Affairs. Details are at the end of this document.

The roofing material and attachments cannot extend more than halfway across the horizontal portion of the parapets. It is required that the material be terminated on the horizontal portion of the parapet, to prevent termination bars from being visible from the common area. No material or attachments are permitted on the outside vertical wall or canales

Parapet, Skylight, and Canale Detail:

Attached to this document are 3 section drawings that specify expectations for installing TPO around parapets, skylight, and canale. These details were developed to ensure that TPO conversions are minimally visible from the common grounds and are what is expected by ArC.

Any deviations from these specifications *require* section drawings showing alternative plans for the TPO conversion.

Sealing around chimneys and other roof penetrations should not be visible from the common areas.

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NO cladding canales.

Known decking issues:

At this point, a fair number of units have had roofs replaced with TPO. When the contractors have removed the tar and gravel, there have been a few spots on roofs that have shown consistent deterioration and rotting, particularly above the bathrooms and the utility room. Talk with your roofer about checking the integrity of the decking as part of the replacement.

Heating and Cooling Considerations:

Consider adding insulation under and above the deck when replacing your roof. The energy savings are significant and more comfortable environment can't be over rated. Suggested placement: Fill the joist cavity with fiberglass or blown-in insulation. The cavity was originally only half filled. Styrofoam tapered blocks on top of the deck are customary to provide proper slope and drainage. If these blocks are brought up within a couple of inches of the top of the parapet, this will increase insulating value and help prevent ponding.

Slope and ponding:

work it out with your roofer, pay careful attention to contract and make sure that test roof drainage.

Garage specific:

Shared roofs. If you share a roof with another resident, please coordinate your garage TPO conversion. ½ tar and gravel and ½ TPO will not be approved.

The following documents should be submitted to the Architectural Committee:

1. The work order / plan from the contractor that is consistent with the standards and guidelines provided. The work order should specify materials to be used and the procedure for installation
2. Should include: color and material to be used; description of the installation (including location of termination bars, height that skylights will be raised)
3. A sample of the TPO to be used.
4. Section schematics of parapet, canale, and/or skylight *if* the roofer plans something different from what is prescribed in the section details provided by ArC.
5. A written statement signed by you that the roof will be done in compliance with ArC standards and if not, it will be your responsibility to bring the roof up to compliance.

The committee is aware that the guidelines may not be the most durable fix for some issues (i.e., canales) or energy efficient (e.g., tan or grey TPO vs white) but we have to balance the overall community preservation needs with maintenance on individual units. Ultimately, all of our property values are only enhanced by preserving the look and feel of the community as a whole.

Tax Credit Information:

Applying for Tax Credits through New Mexico Historic Preservation Division of the NM Department of Cultural Affairs

Cultural Properties Review Committee, <https://www.nmhistoricpreservation.org/cprc.html>

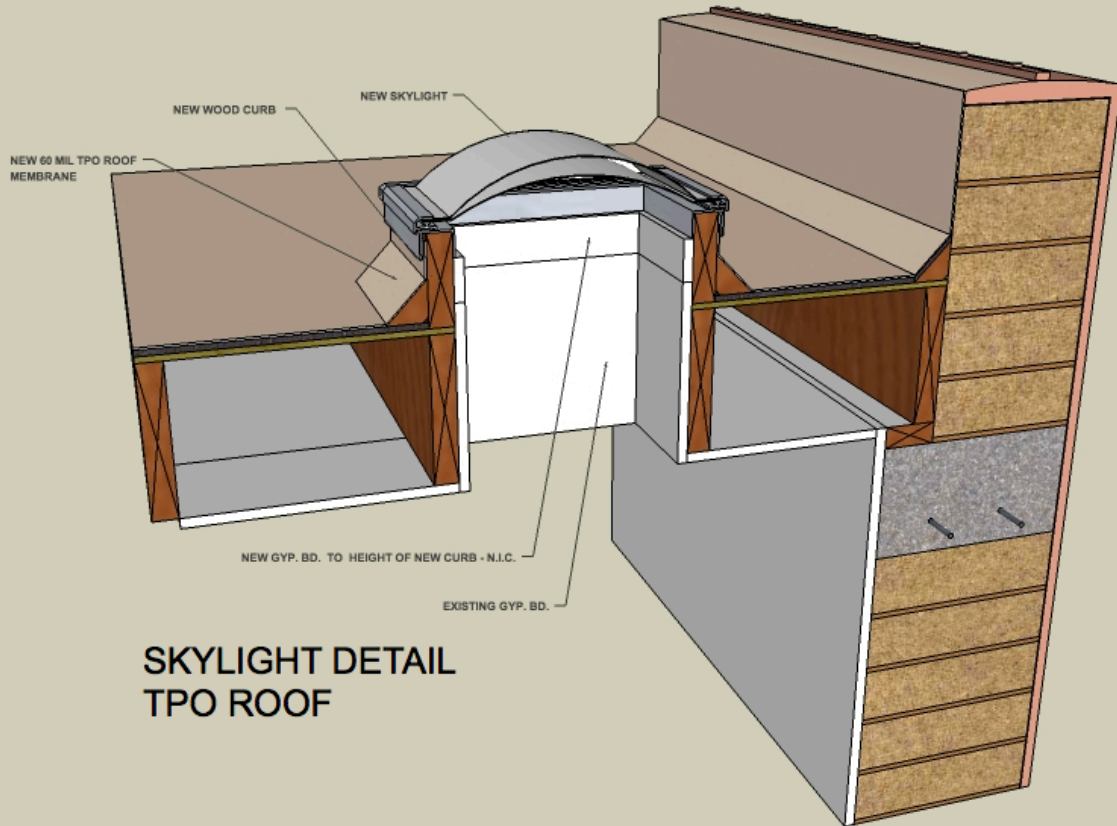
Link to application for tax credit: <https://www.nmhistoricpreservation.org/documents/grants-loans-and-tax-credits-documents.html>

Meet quarterly, request submissions be submitted 30 days before meeting.

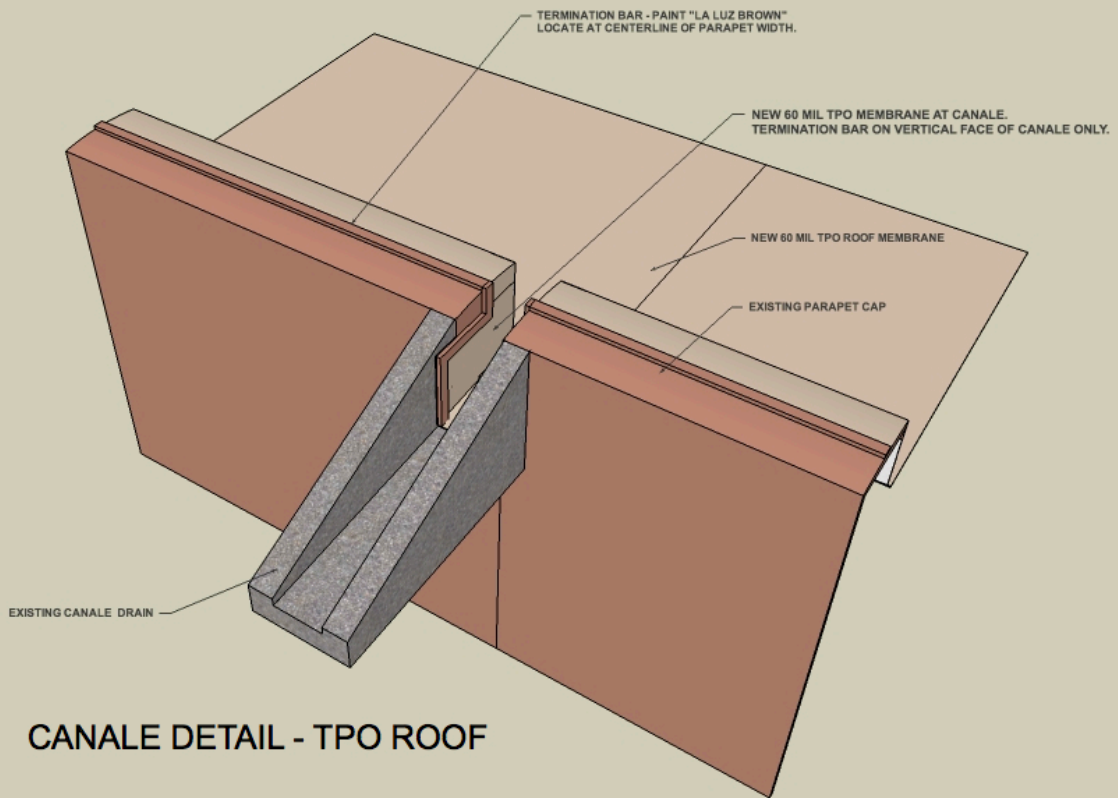
2022 meetings:

- October 14 (deadline for submissions 9/30/22)
- December 9 (deadline for submissions 11/23/22)

Section details attached on separate page.



**SKYLIGHT DETAIL
TPO ROOF**



CANALE DETAIL - TPO ROOF

