

Should you rethink what a roof can do?



BMI

Your essential guide to
unlocking value in roofs

bmigroup.com

What will you discover when you rethink roofs?

The role of the Corporate Real Estate Manager is changing rapidly. Today, traditional cost management responsibilities are increasingly performed alongside a need to drive long-term business value, enhance employee experience, deliver on CSR and ensure the best ROI. With this recalibration of roles comes a huge opportunity. The chance to rethink roofs.

BMI understands the true value the right roof can bring. Not just for buildings. But for modern businesses.

From innovative materials that are both sustainable and easily maintainable, to design unlocking the potential of property's most under-used space, read on to discover how a BMI roof can improve your bottom line.

We're proud to be Europe's largest roofing solution supplier. Proud to have a strong global foothold. And equally proud to be local. Our vast network of expert local suppliers and specialists means we're right where you need us for all your corporate property projects.



IS YOUR ROOF YOUR BIGGEST UNTAPPED RESOURCE?

If your remit includes improving corporate building portfolio value, remember to look up; roofs are one of the most under-utilised land coverings in existence.

BMI solutions can deliver new revenue streams which are both profitable and sustainable. With a solution for every roof, BMI systems are designed to be dependable; driving down operational costs and freeing precious resources.

Different sectors face specific challenges. What sets BMI apart is our vast cross-sector experience, from commercial, logistics, manufacturing and offices, to hospitality, healthcare and education.



Can a roof satisfy both your CSR and sustainability targets?

Satisfying CSR targets needn't be at odds with delivering ROI or complying to the latest regulations. With smart thinking and innovative materials, sustainable roofs can raise property re-sale value and reveal unexpected sources of revenue.

IMPROVE AIR QUALITY

A 1000m² Noxite enhanced roof can degrade up to 620,000g of nitrogen oxide over 20 years¹. That's the equivalent of taking 20 trucks, each driving 150,000 miles a year, off the road. Garden and farm roofs also capture CO₂, creating cleaner microclimates, healthier communities and attractive selling-points for rental and re-sale negotiations.



GET SMARTER WITH WATER MANAGEMENT

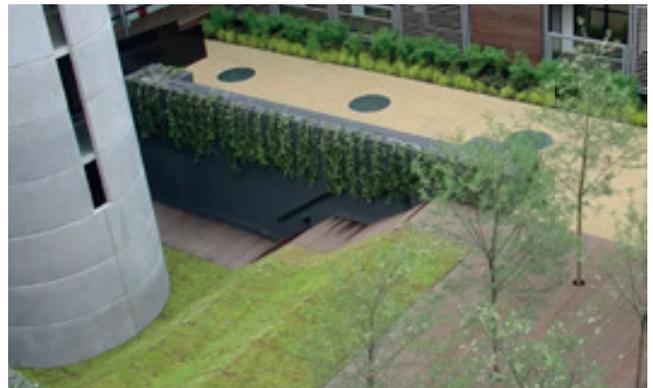
Flood threats caused by climate change and increasing urbanisation call for innovative ways to manage rain water. And with government policies regulating the volume of rain water released into sewer systems, water management is more challenging than ever. BMI Blue Roof designs, with open cell layers to create rain water containing buffers, regulate flow to the ground drainage system. This transfer of water storage from ground to roof saves land square meterage and opens up endless possibilities; from re-use of water for gardens to sports roofs which are ready to use even directly after rainfall.



GENERATE BOTH POWER AND INCOME

Designed to help you satisfy renewable energy policies, BMI solar solutions transform roofs into efficient spaces for self-generated power.

Patented mounting systems ensure optimum compatibility between roof elements and PV panels on both flat and pitched roofs. Raise rental potential. Lower property operational costs. And generate a brand-new energy revenue stream.



REDUCE YOUR CARBON FOOTPRINT

According to the World Green Building Council, construction accounts for 39% of all global carbon emissions. By delivering best-practice carbon minimising advice and reducing transportation through a local manufacturing network, BMI is committed to achieving the lowest carbon footprint for your project.

¹ Calculation based on Western Europe UV exposure average

INDUSTRY CERTIFICATIONS

Our sustainable practices and leadership are recognised by key industry third-party certifications. With over 165 years of experience, BMI puts research and development at the heart of its strategy to help you achieve first class certifications.



ISO 14001





Will a roof help protect your assets?

Certifications aren't just paperwork. They're value drivers. By lowering insurance premiums and mitigating the risk from external factors such as fire, hail, heat and ice to foot traffic and more; properly certified solutions can have a significant impact on your portfolio by ensuring operational continuity. Naturally, BMI solutions hold the relevant certifications sought by value-seeking Corporate Real Estate Managers.



SAFEGUARDING YOUR BUSINESS

The right roof looks after your property longer. Combine state-of-the-art BMI technologies with specific certifications such as BROOF and you can, for example, reduce the risk of fire. Better protection for your buildings, your employees, and your business.



SERVICING YOUR ROOF

BMI support every stage of a property's life cycle. From expert guidance of our technical team and detailed files from our specification team, to experienced installation from BMI RoofPro qualified installers, executing work under BMI supervision. And to future-proof your investment, BMI commits to recommending the best maintenance programmes and new roofing options.



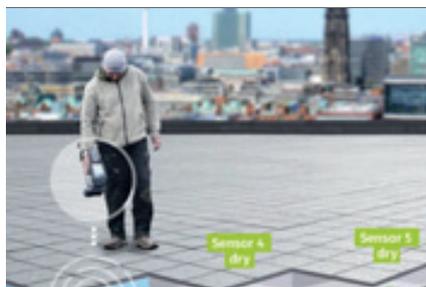
INDUSTRY-BEATING GUARANTEES

We're committed to long-term performance. It's why we relentlessly push our systems to deliver the longest possible service-life and lead the way for future guarantees. It's why we provide a 20-year Silver durability guarantee on materials and workmanship. And it's why the British Board of Agrément (BBA) awarded our double layer bitumen system an extended 35-year service life statement.



GREATER BUSINESS CONTINUITY

With Factory Mutual and locally certified designs ensuring dependable roofs over time, corporations can focus on their core business. These best practices also lead to lower claim rates – thereby lowering insurance premiums.



RFID-ENHANCED ROOFS

Maintenance and repair contracts change hands. RFID tracking makes sure essential material and installation information are safely in those ever-swapping hands. As industry leaders in RFID roof tracking, a growing selection of BMI roof materials are tracking-tag chipped at manufacture.

Ever-evolving industry standards put considerable pressure on property owners. The BMI response? To raise our own standards even higher. Often well beyond those required by building regulations.

In the BMI Technical Centre, best-in-class technology puts all our products and systems through the most demanding tests. Only those meeting our tough standards, often well beyond regulation requirements, become part of the BMI offering.



Is there a BMI roof for every situation?

With Europe's most comprehensive range of solutions in the widest range of markets, every roof can be a BMI roof.



**EVERY
ROOF**

From commercial centres to office buildings. New builds to renovations. Green roofs to solar roofs. BMI expertise extends to every project and every material.



**EVERY
MARKET**

Our roofs are trusted all over the world. Produced on a global scale, our solutions are rigorously regulated to satisfy the most demanding local quality standards.



**EVERY LAST
DETAIL**

BMI installers are extensively trained at BMI Academies to ensure strict installation standards are upheld at all times; expertise which is applied at every step of your roofing project.

L'ORÉAL

THE OPPORTUNITY TO #RETHINKROOFS FOR L'ORÉAL

Creating a self-watering green roof as aesthetic as it is efficient.

The new L'Oréal Hair Research Centre building in Paris holds a mirror to the brand: both are dedicated to innovative, responsible business practice. Designed by architect Frederic Tomat, L'Oréal Saint-Ouen meets the highest standard of sustainable architecture both in terms of aesthetics and performance, with a key feature being an innovative BMI self-watering green roof and terrace.



THE BMI SOLUTION

The advanced BMI Siplast Waterproof* system creates a durable, water-retention solution to support beautiful flora. The solution's alveolar structure manages water flow rate by providing a stabilising substrate with integrated honeycomb sheets to temporarily retain rainwater. A separating geoface layer between the waterproofing membranes and panels drain unused water effectively.

This system simultaneously complies with strict Parisian water-dispersal regulations while sustaining the green roof flora; a natural covering installed over the Waterproof* solution on ribbed steel, anti-root, pre-vegetated watertight tanks.

THE IMPACT

The green roof at L'Oréal Saint-Ouen doesn't only have huge aesthetic appeal. This reliable, low-maintenance solution makes an equally sizeable impact to the building's overall environmental profile, too.

Its excellent thermal performance and ecological water management has contributed, alongside the building's solar energy, to L'Oréal receiving Haute Qualité Environnementale certification. It is also the world's first Research Centre to qualify for Outstanding Sustainable Building certification.

AIRBUS

HOW AIRBUS AND BMI #RETHINKROOFS

Withstanding extreme temperatures and meeting high sustainability standards.

Building the new Airbus Centre of Excellence, gave rise to very specific challenges. The site, in Illescas, just south of Madrid, experiences extreme temperature highs which called for a solution that can reduce indoor temperatures. Durability was of utmost importance, given the high value of machinery and aircraft products the building would house. And naturally, sustainability was a must.



THE BMI SOLUTION

The 35,000m² roof solution used BMI Everguard TPO membrane, with its remarkably high SRI (Solar Reflectance Index). The 10-year-guaranteed Everguard membrane (1.2mm thick) was installed on top of the other structural and insulation materials, ensuring the roof is highly durable and long lasting.

THE IMPACT

Quick to install Everguard is well known for its thermal behaviour and wind resistance, as well as being free of plasticisers. The solution more than satisfied Airbus' high sustainability standards.



Can better roofs raise our happiness?

Shared spaces bringing employees together. Enhanced customer experiences. Wellness areas creating better life-work balance. Gardens inspiring fresh creative thinking. Where some see simply roofs, we see potential for happier workers and delighted customers; key drivers in raising productivity and profit.



UNLOCK NEW FUNCTIONALITY

BMI solutions transform roofs into resources. Imagine converting your roof into an all-weather running track for your employees or guests with the Rooftop Duo solution. Or perhaps even a drone landing pad?



CREATE SPACES TO BE

Topping your buildings with green spaces isn't a fad. Whether it's gardens or micro-farms, transforming roof assets into nature-rich areas has a well-documented uplift on employee happiness and productivity, crucial for establishing corporate cultures that attract and retain the best talent.

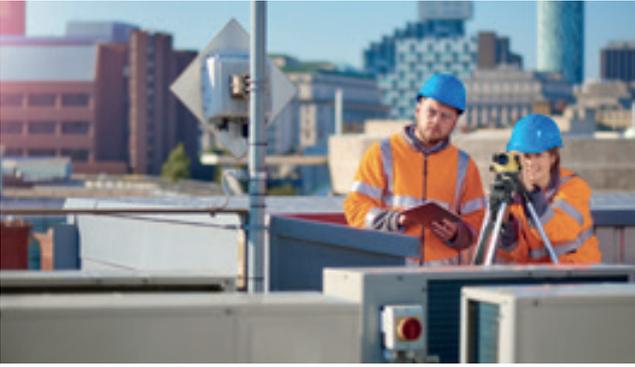
Utilising untapped roofs increases your property's available space. And with it your potential rental yields and future re-sale value.





How much value can a roof generate?

The portfolios you manage are a key business asset. By clarifying the absolute costs of a roof during its lifetime, BMI helps you strategically assess your total cost of ownership.



PRECISE DESIGN

- We're increasingly engaged from the earliest design stage, and we provide BIM content helping to identify potential pain-points and devising solutions
- BIM content makes it easy to maintain an accurate, digital record for your buildings, future-proofing your assets



BUDGET-SMART EXECUTION

- BMI controls every aspect of material life-cycle from assembly to installation, with third-party certifications to ensure supply chain excellence and fast compliant installation scenarios
- We supply the industry's largest single ply roofing sheets, Everguard TPO, allowing for faster flat-surface installation
- Quick drying times with Sealoflex liquids on detailing surfaces
- The robust blend and reinforcements of our many BMI bitumen features ensure reliable installation and long-term durability



INVESTMENT-PROTECTING SUPPORT

- Hands-on BMI guidance throughout your project plus full stakeholder follow-ups
- Technical expertise from installation to follow-up with and roofing inspections at each stage of your roof lifecycle
- Legislative standards and industry best practice knowledge to help you make the best decisions for your assets



Ready to rethink what your roofs can do?

Higher revenue streams and better business continuity. Greater employee and client satisfaction, reduced operational costs. All delivered with a positive impact on the environment.

To find out how much extra value the right roof can add to your real estate assets, get in touch today.



BMI Group

rethinkroofs@bmigroup.com

bmigroup.com



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BMI Group

Thames Tower,
Station Rd
Reading
RG1 1LX
+44 (0) 203 757 1900

bmigroup.com

BMI Group was born out of a recognition that customers now expect a single point of expertise to help them find their ideal roof. Bringing together some of the industries most trusted brands to become the largest supplier of both flat and pitched roofing and waterproofing solutions throughout Europe, BMI Group has over 165 years of experience and innovation to offer its clients.

As a Standard Industries company, BMI Group, headquartered in the UK, has the support, reach and resources of a global enterprise. With over 120 production facilities across Europe, Africa and Asia, and more than 9,500 employees worldwide, the business is well positioned to provide an unparalleled level of service to homeowners, specifiers, contractors, property owners and developers.

Learn more at www.bmigroup.com.