



THE SOLUTION SERIES

Recognizing *superior solutions* to construction and renovation challenges

44 Falby Court Ajax, ON

Bowie Contracting,
(1996) Ltd.

Aquanorth
Contracting, Ltd.

CHALLENGE

To achieve improved energy efficiency at their 44 Falby Court condominium building, Consultant Vera Zek advised Durham Condominium Corporation #34 to install an air and vapor barrier membrane, insulation, and a metal cladding system. The outside of this 18-story building consisted of fluted, concrete shear walls. Applying the originally specified membrane to the irregularly shaped walls would be very time-intensive since it required the use of a trowel. A peel-and-stick membrane would pose the same problem. Using either of these types of membranes would have kept Aquanorth, the applicator, at the jobsite longer than desired and would be costly to both the owner and contractor.



SOLUTION

Bowie Contracting found a way to get the job done effectively without adding extra time or cost to the job. They recommended the specification be switched to ExoAir 120 Spray-Applied Air & Vapor Barrier Membrane because of its efficiency, ease of installation especially where irregularly shaped walls are a concern, and it meets the industry's most rigorous standards for air permeability. Vera Zek approved the switch based on ExoAir 120's ability to perform as required while saving the owner the additional costs to get the job done the more labor-intensive way.

ExoAir 110 Sheet-Applied Membrane and ExoAir 120 Roller Grade were used at all detail areas, and Spectrem 1 and Spectrem 2 were used to seal all of the window and perimeter joints. As part of the ExoAir Air & Vapor Barrier System, these products provided an air- and vapor-tight seal, and eliminated any guesswork when it came to compatibility between system components.

Where the specified membrane would have taken several days to complete, ExoAir 120 only took three to four days to apply without compromising the integrity of the system or its performance, and saved the owner and contractor time and money.

THE TREMCO SOLUTION

ExoAir™ 120SP Spray-Applied Air & Vapor Barrier Membrane, a seamless, elastomeric membrane designed to be spray-applied to exterior above-grade walls for a fully adhered layer of protection. ExoAir 120R, a roller-grade version, is also now available for fast, easy application where spray application may not be feasible or for touchup work.

- Capable of resisting stack effects, fan pressurization and wind pressure
- Water-based and can be applied to damp or dry surfaces without the use of a primer

ExoAir™ 110 Sheet-Applied Air & Vapor Barrier Membrane,

- Used as a transition membrane into doors and window openings
- Used also to tie into metal on windows, doors and curtain wall systems

Spectrem® 1 Silicone Joint Sealant, an ultra-low modulus, high-performance, one-part, moisture-curing sealant ideal for use on the most demanding, dynamically moving joints.

Spectrem® 2 Structural Silicone Sealant, a medium modulus, one-part, high-performance, neutral-cure silicone sealant ideal for a variety of perimeter caulking and glazing applications.

TREMCO®