

TREMCO'S LEAK FREE
BUILDING ENVELOPE SOLUTIONS

PROJECT PROFILE



West Edmonton Mall in Edmonton, Alberta, Canada

CHALLENGE

When leaks in the skylights over the World Waterpark and the Mayfield Toyota Ice Palace began to appear, Dan Bleoju, parkade manager for the West Edmonton Mall, sprang into action to find the right solution. He originally tried different roofing membranes with neutral cure silicones; however, this provided only a temporary fix and the leaks persisted.

Edmonton's environmental conditions certainly contributed to the damage that caused the skylight leaks. In the spring the mornings are very cold, and the temperatures rise throughout the day. These types of conditions are difficult for systems to handle, especially those that are forty years old.



World Waterpark



Mayfield Toyota Ice Palace

SOLUTION

To handle the extreme movement required for the application, Bleoju decided on a high-performance silicone extrusion from Tremco®: Spectrem® Simple Seal. Because other methods had been tried and had failed, Senior Sales Representative, Ryan Ardiel, wanted to provide reassurance that Simple Seal would not only fix the problem but would also be aesthetically pleasing. A sample was brought out and applied to a small segment of the skylight to show Bleoju and the building owners how the technology works and how it would look from the interior.

SOLUTION (CONTINUED)

In order to provide a perfect fit, a custom profile was created matching the width and shape of the existing mullion. Robert Hagen, Tremco Sealant Specialist, arrived on-site to measure and begin the creation of the custom extrusions.

Apart from the ability to cater to custom needs, Simple Seal was a perfect match for the Alberta climate. As Hagen notes “Simple Seal is 100% silicone, so out of all the different sealing technologies out there, it’s guaranteed to last the longest.”



Application of Spectrem 2 sealant on the skylight above the Mayfield Toyota Ice Palace



Securing of Simple Seal on the skylight above the World Waterpark

In conjunction with Tremco’s Spectrem 2 Silicone sealant, the high-performance extrusion was applied over the skylight’s mullions that protect the Mayfield Toyota Ice Palace and the five-acre World Waterpark from the elements. This was no small task, but this solution offered long-term durability and refreshed aesthetics that was significantly cheaper than replacing the full fenestration system.

Occupant traffic continued steadily through the mall as the team worked to repair the leaks. Another added benefit to Simple Seal is that it is easily patched and repaired, requiring an overlap of silicone sealant approximately one inch onto the existing membrane. Luckily, this is not needed at West Edmonton Mall as Bleoju notes “we have had no leaks since we installed Simple Seal.” It has been a year and a half after repairs concluded and the skylights still remain leak-free.

FACTS ABOUT WEST EDMONTON MALL



Largest mall in North America



World Waterpark covers over 5 acres



Receives 32 million visitors per year



Entire mall spans 48 city blocks

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