



44 Falby Court

Location: Ajax, Ontario

Consultant: Vera Zek

General Contractor: Unique Restoration

Subcontractor: Bowie Contracting

Spray Applicator: Aquanorth

Tremco Sales Rep: Peter Kubas and Peter Sotirakos

Tremco Products: ExoAir™ 120 SP, ExoAir™ 120 R, ExoAir™ 110, Spectrem® 1, Spectrem® 2

Durham Condominium Corporation #34 wanted to improve energy efficiency at their 44 Falby Court condominium building. Consultant Vera Zek advised the owner to install an air and vapor barrier membrane, insulation, and metal cladding system. The outside of this 18-story building consisted of fluted, concrete shear walls. The irregular shaped walls and the air and vapor barrier membrane originally specified for the job posed a real problem for the subcontractor, Bowie Contracting, because the membrane required the use of a trowel for the application. A peel-and-stick or roller-grade product on approximately 8,200 square feet of unsmooth, fluted wall would have been extremely labor intensive, keeping Bowie Contracting on the job longer and costing the contractor and the owner more money.

Bowie Contracting employed the services of Aquanorth and recommended that the specifications switch to ExoAir™ 120 Spray-Applied Air & Vapor Barrier Membrane because of its efficiency and ease of installation, especially where irregularly shaped walls are a concern. Since ExoAir™ 120 exceeds the industry's most rigorous standards for air permeability, it would perform as required and ExoAir™ 120 was permitted as a substitute. ExoAir™ 110 Sheet-Applied Membrane and ExoAir™ 120 Roller Grade were used at all of the detail areas. Spectrem® 1 and Spectrem® 2 Silicone Sealants were used to seal all of the window and perimeter joints. Since these products are all part of the ExoAir™ Air and Vapor Barrier System, they provided an air- and vapor-tight seal, and eliminated any guesswork when it came to compatibility between system components.

The ability to use a spray-applied air barrier membrane reduced Bowie and Aquanorth's time on the job significantly. Where the specified membrane would have taken several additional 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 money.