PROJECT PROFILE:

500 Pacific Avenue
Bremerton, Washington

Challenge

After a baseball-sized stone fell to the sidewalk from an exterior wall of this Class A office building, the owners took immediate action to protect occupants and passersby.

Originally constructed in 1965, the façade of the 75-foot tall structure used concrete panels with embedded granite stones. Fast forward fifty years and the structure faced substantial weathering and water damage, which led to mold growth, corrosion of the balconies and failure of the decorative exterior.

Applied Restoration Inc. (ARI) installed protective scaffolding and sidewalk canopies to protect passersby, then scoured the entire building. They removed any rocks that were at risk for delaminating and brushed epoxy into cracks for stability. Upon further investigation, they determined that a full exterior restoration was needed. The building was occupied so the project required a quick turnaround and minimal disruption.

Solution

The restoration began in February 2018 and encompassed the removal and replacement of the windows and deck railings, significant concrete repairs, the over clad with EIFS and a new waterproof deck coating. The building material manufacturers, Dryvit, Euclid Chemical and Tremco Commercial Sealants & Waterproofing, provided the necessary products that made this project a success.

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For the deteriorating concrete, ARI's crew used Euclid Chemical's EucoRepair V100 trowel-applied repair mortar, which was ideal for the vertical and overhead spall repairs. With low permeability, it also protects the rebar from further corrosion.

For the balcony surfaces, Tremco's Vulkem® EWS Pedestrian Coating System with PUMA technology was specified. With each layer of this long-lasting and flexible waterproofing membrane curing in under an hour, the application could be done in under a day.

For the exterior wall areas without stones, Dryvit's HDP Water-Repellent Coating gave the exterior a clean look and reduces exterior maintenance over the life of the facade. The stone cladding sections were coated with Dryvit's liquid-applied air and water-resistive barrier, Backstop® NT, to stabilize the surfaces and prevent moisture infiltration.

To address the failing and outdated stone, the prefabricated Dryvit Fedderlite® Lightweight EIFS Panel System allowed the existing cladding to remain in place and provided the look and feel they were after at a fraction of the cost. The panels were manufactured in a quality-controlled facility and included the Expanded Polystyrene (EPS) continuous insulation, reinforced base coat and desired finish coat so when they arrived on site, they were ready to be anchored into the structural cladding. Another benefit was the ability to use swing stages to install each panel rather than scaffolding, which was less labor-intensive and alleviated interruption to this busy Bremerton neighborhood.

The joints were finished with backer rod and Tremco's Spectrem® 1 Silicone Sealant, which can handle the most demanding dynamically moving joints.

The entire restoration was completed successfully in 10 months and ultimately stabilized and waterproofed the façade and balconies, making the building safer and watertight. The new windows, air barrier system and exterior continuous insulation provided greater energy-efficiency as well. In the process, these components completely updated the aesthetic.

This collaborative project won the coveted 2019 Project of the Year award by the Northwest Wall and Ceiling Bureau in the Exterior Renovation Commercial category.

Tremco CPG brings together Tremco Incorporated's Commercial Sealants & Waterproofing and Roofing & Building Maintenance operating divisions; Dryvit Systems, Inc.; Nudura Inc.; Willseal; Weatherproofing Technologies, Inc. and Weatherproofing Technologies Canada, Inc.

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