

PROJECT SPECS**Surface type:** Masonry**Size:** 4,300 sq. ft.**Age:** 20+ Years**Location:** Morrow, GA**Industry:** Hospitality**Solution:** Wall-Coat**PRODUCTS**

- EcoCleaner 925
- Clear Prime 9000
- Acrylic Flashing-Grade 222
- Elastomeric Wall Coat 2100

The Wall-Coat System seals and renews leaking masonry wall.

RESEARCH

At an event space in Morrow, Georgia, the facility manager reported multiple leaks around the perimeter of the building. After resealing the surface-mounted counter flashing and re-flashing several wall support penetrations, the building continued to have leaks. Upon further investigation and water testing, moisture was found behind the single-ply membrane base flashing. It was determined that water was intruding through the seven-foot parapet wall.

After receiving multiple bids, one of the local contractors recommended using a siloxane sealer for the wall. The foremost benefit of a siloxane sealer is that it does not affect the color of the brick, stone, or concrete after application, thus maintaining the original look. An American WeatherStar Approved Contractor who also bid on the job contacted his sales representative for advice on using such a product vs. an acrylic elastomeric coating. Having used siloxane products in the past and knowing their limitations, our Sales Representative knew this would not be sufficient to stop the leaks.

Our Sales Representative explained to the contractor the limitations of a siloxane sealer:

1. Siloxane Sealer is a "water-repellant," not a waterproofing sealer. Their description and data pages consistently refer to them as a water-repellant product.
2. From siloxane data sheets: "*(Siloxanes) will not inhibit water penetration through unsound or cracked surfaces or surfaces with defective flashing, caulking, or structural waterproofing.*"
3. Siloxanes form no barrier; any crack, gap, or hole that develops in the substrate can and will allow water intrusion with hard or driving rain.

In coordination with his Sales Representative, the Approved Contractor constructed a letter to the building owner explaining the difference between a siloxane sealer and an actual acrylic elastomeric coating. In short, the letter noted that acrylic coatings have developed extensively over the past few decades. The limitations of acrylic elastomeric coatings are their inability to hold up under ponding water. This is why American Weatherstar does not recommend them for flat roofs where ponding water occurs.

However, an acrylic coating can provide a waterproof barrier when applied to a vertical surface because there is no water ponding. Our High-Performance (High-Tensile) Wall Coating is a good development example. Having 500 tensile strength and 600 elongation puts it far above most other acrylic coating, making it twice as strong and flexible as silicones.

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The Wall-Coat System applied to a seal and renew a leaking masonry wall.

PROCESS

First, the wall was pressure-cleaned using EcoCleaner 925 to remove the dirt, debris, and surface contaminants. Masonry tape was applied on the outside of the wall just below the roof line to create a crisp line where the coating would end, matching the height of the interior side of the parapet wall.

A coat of Clear Primer 9000 acrylic primer was applied to the surface of the parapet wall to seal the masonry and provide a sound bondable surface. Apparent voids and cracks in the mortar joints were sealed inside and outside the parapet wall using Acrylic Flashing-Grade 222. After allowing time to cure, a base coat of high-performance Elastomeric Wall Coat 2100 was applied. After the base coat has been applied, it will show all remaining voids and cracks that may have been obscured. The remaining holes were filled with Flashing-Grade 222. Then, a final coat of Elastomeric Wall Coat 2100 was applied, providing a completely sealed elastomeric coating.

RESULT

While the main objective of this project was to stop leaks, proper treatment of voids, cracks, and other flashing details ensure the long-term success of this newly installed Wall-Coat system. Upon completion, the project was inspected by an independent third-party roof consultant. American WeatherStar issued a 10-year material warranty on the Wall-Coat system.

The following photos highlight the roof before, during, and after completion.

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LEAKING WALL BEFORE RESTORATION



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PRESSURE WASHING



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TAPES & TRIM



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BASE COAT



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CRACKS & VOIDS FILLED AFTER BASE COAT



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TOP COAT



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