



CASE STUDY

Weathersealing EIFS

The Towers, Mesa, Arizona, United States

Hyatt Regency, Phoenix, Arizona, United States



The Towers, Mesa, Arizona

Projects

Both The Towers, in Mesa, Arizona, and the Hyatt Regency, in Phoenix, Arizona, suffered from high exposure to heat, sun and heavy rains for several years. The two buildings obtained serious damage to the exteriors and leaked inside. By using DOWSIL™ 123 Silicone Seal and DOWSIL™ AllGuard Silicone Elastomeric Coating, along with other Dow weathersealing products – the buildings were fully restored with brand new-looking exteriors and nonleaking interiors.

Products

- DOWSIL™ 795 Silicone Building Sealant
- DOWSIL™ 790 Silicone Building Sealant
- DOWSIL™ 123 Silicone Seal
- DOWSIL™ AllGuard Silicone Elastomeric Coating

*Prior to February, 2018, products listed were branded as Dow Corning

“By using DOWSIL™ 123 Silicone Seal in the 2-inch width, we could proceed without having to remove the old sealant.”

– Matt Shane,
SpecTech Systems Corporation

Silicones end patchwork

Years of waterproofing repairs with urethane sealants had not cured persistent leaks in a 22-story apartment building in Mesa, Arizona. The repairs gave the building a patchwork look, and still let in rain during storms. As water infiltration continued through the joints, some of the structure’s Exterior Insulation and Finish System (EIFS) panels began to deteriorate. The building was only about 12 years old.

“The nature of the problems led us to recommend DOWSIL™ 123 Silicone Seal and DOWSIL™ AllGuard Silicone Elastomeric Coating,” said Matt Shane of SpecTech Systems Corporation. “By using DOWSIL™ 123 Silicone Seal in the 2-inch width, we proceeded without having to remove the old sealant.” With no need for labor-intensive removal of failed sealant, renovation went faster and cost less.

The restored exterior was one reason Leisure Care of Bellevue, Washington, decided to purchase the building in July 1997 and convert it to a 187-unit senior retirement community. “Our company specializes in high-end retirement communities known for elegance, cleanliness and good customer service,” commented general manager Ken Garnett. “An important part of that picture is having a high-quality building that does not leak.”

Eggshells and elevators leak no more, thanks to silicones

In 1997, it was obvious that 20 years of sun, heat and torrential rain had taken their toll on the glass curtainwall, stucco, split block, and EIFS exterior of the Hyatt Regency in Phoenix, Arizona.

To repair the problems, Jerome O’Connor, then consulting engineer for Law Engineering and Environmental Services, Inc., of Itasca, Illinois, recommended a complete building envelope solution. O’Connor recommended DOWSIL™ 795 Silicone Building Sealant for wet sealing window glass to frames; DOWSIL™ 790 Silicone Building Sealant for joints between stucco panels and to pre-seal larger cracks in the stucco; DOWSIL™ 123 Silicone Seal for the horizontal joints between the strip windows and the stucco panels as well as the gaps at the elevator shafts; and DOWSIL™ AllGuard Silicone Elastomeric Coating to waterproof the building’s various substrates.

SpecTech Systems Corporation of Bradenton, Florida, performed the job in about four months. Control joints were stripped, filled with new backer rod, and sealed with DOWSIL™ 795 Sealant. Primer and two coats of DOWSIL™ AllGuard were applied.

The renovation turned out beautifully, with uniform, crisp color, says Bill Hickman, Hyatt building engineer. The matte finish characteristic of the newly reformulated DOWSIL™ AllGuard Elastomeric Coating laid to rest all concerns about a shiny appearance. “It’s the ultimate repair,” he said. “It solved all the problems, and we haven’t had a leak since.”



Hyatt Regency, Phoenix, Arizona

For more information

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Dow has sales offices, manufacturing sites and science and technology laboratories around the globe. Find local contact information at dow.com/contactus.



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