

PROJECT:

Lakeshore Landing Apartments
Concrete Waterproofing

LOCATION:

Renton, Washington

OWNER:

Lakeshore Landing Apartments

APPLICATOR:

Vector Construction, Inc.

SYSTEM:

POLYSHIELD HT™ 101 Polyurea

TOTAL AREA:

60,000 square feet

COMPLETION DATE:

September 2009

PROBLEM:

The Lakeshore Landing Apartment buildings were experiencing significant issues due to water damage. Concrete plaza decks, planter boxes and residential decks were rapidly deteriorating and needed to be protected from repeated water exposure. This project required a fast turnaround to minimize any downtime and inconvenience to apartment residents. In addition, the coating solution needed to have sufficient elongation characteristics to move with the expanding and contracting concrete substrate during hot/cold weather cycles. The below freezing weather conditions presented additional challenges for meeting objectives.

SOLUTION:

Several other products were considered for this project, but were not selected due to their long cure time and lower elongation properties (epoxies, hybridcoatings, etc.). The project owner chose SPI's Polyshield HT™ 101, a fast-set, pure polyurea coating solution because of its rapid curing and high elongation characteristics.

Plazas were air blasted to remove dirt and residue, cracks and damaged areas were repaired. The substrate was then coated with an ISO based primer. The contractor applied 80 mils of Polyshield HT™ 101 polyurea in layers, and each layer was inspected. A light coat of sand was broadcast in the final layer to provide a non-slip surface. The CMU planters were primed with polyurethane foam to even the surface, then 90-100 mils of HT™ 101 polyurea was applied to the sides and bottom to ensure an effective root barrier.

RESULTS:

Lakeshore Landing Apartments now have a protective, waterproof liner, extending the service life of the decks and planter boxes. The project owner was pleased to have a reliable solution in place that will reduce ongoing maintenance costs.



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