

P R O J E C T S

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 Dow Corning® 123 Silicone Seal and Dow Corning® AllGuard Silicone Elastomeric Coating, along with other Dow Corning weathersealing products – the buildings were fully restored with brand new-looking exteriors and non-leaking interiors.

P R O D U C T S

Dow Corning® 795 Silicone Building Sealant

Dow Corning® 790 Silicone Building Sealant

Dow Corning® 123 Silicone Seal

Dow Corning® AllGuard Silicone Elastomeric Coating

“By using Dow Corning® 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 Towers, Mesa, Arizona

AV04450

“The nature of the problems led us to recommend *Dow Corning® 123 Silicone Seal* and *Dow Corning® AllGuard Silicone Elastomeric Coating*,” said Matt Shane of SpecTech Systems Corporation. “By using *Dow Corning 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 *Dow Corning® 795 Silicone Building Sealant* for wet sealing window glass to frames; *Dow Corning® 790 Silicone Building Sealant* for joints between stucco panels and to pre-seal larger cracks in the stucco; *Dow Corning® 123 Silicone Seal* for the horizontal



Hyatt Regency, Phoenix, Arizona

AV03640

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joints between the strip windows and the stucco panels as well as the gaps at the elevator shafts; and *Dow Corning*[®] 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 *Dow Corning* 795 Sealant. Primer and two coats of *Dow Corning* 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 *Dow Corning* 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."

F O R M O R E I N F O R M A T I O N

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