

## P R O J E C T

A water-based silicone elastomeric coating from Dow Corning was used to rejuvenate the facade of the Daniel Burnham Court condominium and commercial towers in San Francisco, California.

## P R O D U C T S

Dow Corning® AllGuard Silicone Elastomeric Coating  
Dow Corning® 123 Silicone Seal

## EIFS Restoration System Revitalizes Prestigious San Francisco Towers

On busy Van Ness Avenue in San Francisco, Daniel Burnham Court is both home to luxury condominium residents and a prestigious address for a wide range of professional and commercial firms. With 9- and 16-story towers clad in the latest Exterior Insulation Finish System (EIFS) technology, Daniel Burnham Court was a sensation when it opened in the 1980s and has maintained its position as one of the most desirable properties in a city crowded with remarkable buildings.

But time and the elements, both natural and man-made, affect modest and grand structures in equal measure. By the late 1990s, the organic sealants protecting the joints in the Daniel Burnham Court's EIFS cladding were well past their predicted service life, and leaks were developing. Of equal concern was the overall exterior appearance. While San Francisco doesn't have the industrial pollution concerns of many cities, years of exhaust fumes from heavy downtown traffic had a negative impact. The uncoated EIFS cladding on the Daniel Burnham Court needed a cleaner look.

### Looking for a solution

Joe Bosten, Chief Engineer at Daniel Burnham Court, knew where to start. He called Joe French, Technical Manager at D.M. Figley, Inc., a construction products distributor in Menlo Park, California. French had worked with Bosten on some of the water intrusion problems at Daniel Burnham Court and was not only familiar with the situation,

he thought he had a solution: an EIFS restoration system featuring *Dow Corning*® 123 Silicone Seal and *Dow Corning*® AllGuard Silicone Elastomeric Coating.

"I had talked with Joe Bosten before about *Dow Corning* 123 Silicone Seal and AllGuard Coating, and he had expressed some interest." French said, "So I arranged for a formal presentation by Dow Corning's area representative Chris Nowak and myself to more completely describe the products and their potential in EIFS renovation."

### Two products working in tandem

*Dow Corning* 123 Silicone Seal is a preformed silicone strip, extruded into a variety of widths, colors and textures, that can be bonded to a wide range of substrates with *Dow Corning*® 795 Silicone Building Sealant to form a long-lasting, uniform weatherseal and a stronger and more flexible alternative to wet sealants. It can often be applied over failed sealants, spanning the joint and virtually eliminating costly removal of old caulk.



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*Dow Corning* AllGuard Silicone Elastomeric Coating is a one-part, water-based elastomer, generally applied without a primer. It cures to a lightweight, flexible membrane that easily handles seasonal thermal expansion and contraction, even on EIFS panels. It can bridge hairline cracks and withstand hurricane-force, wind-driven rain without penetration. While the membrane seals out rain, it allows moisture vapor inside the substrate to escape, minimizing the blistering and delamination that can occur with non-breathable coatings. Because it is a 100 percent silicone, AllGuard Coating resists sunlight, ozone, rain, snow and temperature extremes.

“Together, these products represent a great solution for buildings with EIFS problems,” said Dow Corning’s Chris Nowak. “Because *Dow Corning* 123 can be applied right over failed joints, you don’t have to clean old caulk out of easy-to-damage EIFS joints. Then you can apply AllGuard Coating right over the silicone seal, leaving a neat and clean appearance.”

### The proof behind the claims

The presentation went well, but Joe Bosten wanted more tangible evidence. So Nowak and French provided him with a list of similar Dow Corning projects in the Bay Area.

“The environmental pollution and the weather extremes here on the East Bay can have a significant impact on weather-proofing products,” Bosten explained. “I wanted to see how the Dow Corning products handled similar situations around the area.”

Armed with the Dow Corning project list and a digital camera, Bosten went on the road, inspecting buildings renovated with *Dow Corning* 123 Silicone Seal, both with and without AllGuard Coating. Over the course of his travels, Bosten saw the proof behind Dow Corning’s claims. In particular, a hotel in Concord, about fifty miles from downtown San Francisco, impressed him.

“The building was in an exposed location right next to a busy expressway,” Bosten said, “but the 123 Silicone Seal looked great and was still resilient after a lot of exposure.”

### The EIFS renovation process

Convinced the Dow Corning EIFS restoration system was the right solution for a long-term exterior renovation at Daniel Burnham Court, Bosten hired Valoff & Peck Coating, a San Francisco weatherproofing contractor with considerable experience with both *Dow Corning* 123 Silicone Seal and *Dow Corning* AllGuard Coating. In 1998, the contractor’s crew went to work.

“We applied *Dow Corning* 123 over every EIFS and window perimeter joint at Daniel Burnham Court,” said Mike Cox, President of Valoff & Peck. “It’s a time-consuming task. But the process is simple and a great deal faster than trying to cut old caulk out of EIFS joints before applying new wet sealants.”

With the *Dow Corning* 123 Silicone Seal in place, Mike Cox’s crew turned their attention to renewing the EIFS cladding. First the exterior was power-washed, followed by brushing and brooming. Daniel Burnham Court’s EIFS required a coat of the *Dow Corning*® AllGuard Primer, then two coats of matte-finish, limestone-colored *Dow Corning* AllGuard Silicone Elastomeric Coating were applied by brush and roller, producing a 10-12 mil flexible, waterproof membrane over the entire exterior.

### Satisfied customers

The result was gratifying to management, staff, residents and tenants. “The water intrusion problems that were attributable to the EIFS and window perimeter caulking failure have all been resolved,” reported Joe Bosten. “And the towers look very good. We’re very pleased.”

According to Bosten, a scheduled maintenance program is now in place calling for exterior power-washing of the AllGuard Coating every three years and recoating in ten years.

When your building is named after one of America’s most famous architects, the man assigned the task of rebuilding San Francisco after the 1906 earthquake, you have a special responsibility to the past. With Dow Corning silicone weather-proofing technology, Daniel Burnham Court met its responsibility to both the past and the future.

### FOR MORE INFORMATION

For more information about these and other Dow Corning materials for the construction industry, or for the name of the Dow Corning representative in your area, call toll-free 1-877-SEALANT (1-877-732-5268). Or visit our construction web site at [www.dowcorning.com](http://www.dowcorning.com).

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