

PROJECT PROFILE

22 M Street, Washington, D.C.

Prospect Waterproofing chooses MiraPLY™ with SeamLOCK™ Technology for luxury D.C. complex

Last October, Prospect Waterproofing successfully completed work on a 326-unit, multi-family building which also features 7,400 square feet of retail space. Located at 22 M Street, RESA is the first multi-family development in Washington, D.C., by Skanska USA Commercial Development. Skanska is one of the world's leading project development and construction groups.

According to press releases, "the new, 12-story, 326-unit luxury building boasts a sleek design, extraordinary amenities, unparalleled access to transportation and the dynamic environment of the NoMA neighborhood."

To ensure the lavish development remains watertight, Prospect Waterproofing chose MiraPLY with SeamLOCK Technology manufactured by Carlisle Coatings & Waterproofing.

MiraPLY is a 70-mil thick, self-adhering blindside waterproofing system designed for both under slab and vertical applications. A pliable reinforced system with factory installed, pre-primed strips, MiraPLY is more user-friendly than the alternative, more rigid HDPE membranes.

22 M Street at a Glance:

Location:

22 M Street, Washington, D.C.

Size:

48,000 under slab; 28,000 vertical

Waterproofing Contractor:

Prospect Waterproofing

Carlisle Coatings & Waterproofing Products:

- MiraPLY with SeamLOCK Technology



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The membrane is made using a tough, durable, 45-mil-thick reinforced TPO backing that is fused to a 25-mil-thick butyl alloy adhesive coating. By adding SeamLOCK Technology, the membrane takes advantage of a chemical process called auto adhesion, which fuses molecules between the dual membranes and creates the industry's most robust seam.

"MiraPLY combines two proven waterproofing technologies to create a dual laminate membrane that provides a secure adhesive bond with the substrate," said Peter DiGiovanni, CCW Waterproofing Product Manager. "Reinforced TPO has been used successfully in the roofing industry for more than 20 years. Our parent company, Carlisle Construction Materials, has sold over 5-billion square feet of TPO membrane and is the world's largest TPO manufacturer. Obviously, we have a lot of confidence in its performance."

Prospect Waterproofing, one of the largest specialty contractors in the Baltimore-Washington, DC metro area, also had confidence in the MiraPLY system. Elden Augustine, Prospect superintendent, had installed the system on other projects prior to the introduction of SeamLOCK Technology.

"We used the product before when we had to tape the seams and liked it," Augustine said. "We really like the addition of the factory installed, pre-primed seams. Installing the membrane was quick and went smoothly. Tie-ins and details were easy, and we had a lot less material to deal with since we didn't need the seam tape or primer."

Mr. Augustine said one of the membrane's biggest advantages was its flexibility.

"This job had a lot of pits," he said. "The elevator and sump pits were pretty steep and we could just roll the membrane down and stick it together. Our guys definitely thought it was easier to install than the stiffer membranes. We ran a team of six and they could do the job quickly. That was a big plus."

Another advantage was on-site job visits by installation experts from CCW and RoofPro, a Baltimore-based CCW Representative.

"We always appreciate a bit of supervision, especially at the start of a job," Mr. Augustine said. "We pride ourselves on craftsmanship and want to make sure we install products to manufacturers specifications. We like it when the manufacturer comes out and checks our work."

Prospect Waterproofing is just one of many contractors who can substantiate that MiraPLY is the right choice for any blindside waterproofing project that calls for a membrane with a reputation for long-term performance and simple installation. For more information, visit carlisleccw.com.