

PROJECT PROFILE

2130 JFK Boulevard, Jersey City, NJ

Eye sore becomes soaring achievement

2130 JFK Boulevard gives neighborhood new life

Just over a year ago, a gated corner lot with an abandoned, graffiti-covered, boarded-up house was the scene at 2130 JFK Boulevard in Jersey City, NJ. Today, the decade old vacant lot is transformed, thanks to a new 35,000 square foot, five-story apartment complex. The much-needed 20-unit, LEED® and ENERGY STAR® certified (pending) contemporary development is close to schools, rail and bus transportation and shopping, and is breathing new life into a re-gentrifying neighborhood.

Occupant comfort is a top priority, especially with residential properties like 2130 JFK Boulevard. To achieve that goal, today most architects specify assemblies with air and water resistive barriers. Besides occupant comfort, these barriers help reduce building energy demands, minimize HVAC sizing requirements and improve indoor air quality.

Manufacturers have responded with seven different categories of air barrier assemblies including: self-adhered sheet membranes; fluid-applied membranes; sprayed polyurethane foam [SPF]; mechanically fastened commercial building wrap; board stock/rigid cellular thermal insulation board; factory-bonded membranes to sheathing; and adhesive-backed commercial building paper.



2130 JFK Boulevard at a glance

Location:

Jersey City, NJ

Property Developer:

Grant 170, LLC

General Contractor:

Green Realty, LLC

**Carlisle Coatings &
Waterproofing Contractor:**

CHU Contracting, Inc. Chantilly, VA

**Carlisle Coatings & Waterproofing
Product:**

- Fire Resist Barrithane VP

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Fluid-applied air barriers are growing in acceptance due to ease of application and versatility across a range of code and performance requirements. For above-grade walls at 2130 JFK, property developer Grant 170, LLC and general contractor Green Realty, LLC decided to take a chance on a new product, Fire Resist Barrithane VP, manufactured by Carlisle Coatings & Waterproofing.

Barrithane VP is a fluid-applied, vapor-permeable membrane for use as an air and water resistive barrier in above-grade wall assemblies. The product is a one-part, moisture-curing silane-terminated polyether (STPE). Barrithane VP is a high-solids, low VOC product. It is highly moisture resistant after cure, and can be applied over damp substrates. Barrithane VP will not freeze, can be installed at sub-freezing temperatures and resists rain wash-off immediately after installation. The formulation is also fire-retardant, which allows its use in many NFPA 285 wall assemblies. Barrithane VP is applied in single or multiple coats by roller or brush at 15-25 wet mils over exterior sheathing, and at 30-50 wet mils over masonry and concrete. Upon cure, Barrithane VP provides a monolithic, fully-adhered membrane.

Marc Brody, a project manager for the general contractor, said his company had used a 40-mil acrylic product on similar projects in the past. However, Barrithane VP was especially attractive due to its ability to be used on both the walls and window details.

"It went on really well using a one coat application for the CMU and plywood walls," he said. "We used two coats around the windows and did touch ups as needed to get the required thickness. We were happy with the product and would use it again if it remains cost competitive and the job doesn't require a peel-and-stick application."



**For more information about Barrithane VP, [click here](#).
Project photos may be viewed [here](#).**