

## SECTION 072726 - B

### FLUID-APPLIED VAPOR RETARDING MEMBRANE AIR BARRIER

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

##### 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Fluid-applied, vapor-retarding membrane air barrier - applied to face of exterior concrete masonry walls.
  - 2. Rigid foam insulation – installed over cured air barrier membrane within cavity between concrete masonry wall and brick veneer.
- B. Related Sections include the following:
  - 1. Division 04 Section "Unit Masonry" for embedded flashings.
  - 2. Division 06 Section "Sheathing" for exterior wall sheathing joint-and-penetration treatments.
  - 3. Division 07 Section "Thermal Insulation" for vapor retarder-faced fiberglass batt insulation installed in cavities of exterior light gauge steel stud walls.
  - 4. Division 07 Section "Roof Accessories" for copings, roof edge and roof and wall penetration flashings.
  - 5. Division 07 Section "Sheet Metal Flashing and Trim" for custom fabricated sheet metal flashings.
  - 6. Division 07 Section "Joint Sealants" for joint-sealant materials and installation.

##### 1.3 DEFINITIONS

- A. ABAA: Air Barrier Association of America.
- B. Air Barrier Assembly: The collection of air barrier materials and auxiliary materials applied to an opaque wall, including joints and junctions to abutting construction, to control air movement through the wall.

#### 1.4 PERFORMANCE REQUIREMENTS

- A. General: Air barrier shall be capable of performing as a continuous vapor-retarding air barrier and as a liquid-water drainage plane flashed to discharge to the exterior incidental condensation or water penetration. Air barrier assemblies shall be capable of accommodating substrate movement and of sealing substrate expansion and control joints, construction material changes, and transitions at perimeter conditions without deterioration and air leakage exceeding specified limits.

#### 1.5 SUBMITTALS

- A. Product Data: Include manufacturer's written instructions for evaluating, preparing, and treating substrate; technical data; and tested physical and performance properties of air barrier.
- B. Shop Drawings: Show locations and extent of air barrier. Include details for substrate joints and cracks, counterflashing strip, penetrations, inside and outside corners, terminations, and tie-ins with adjoining construction.
  - 1. Include details of interfaces with other materials that form part of air barrier.
  - 2. Include details of mockups.
- C. Product Certificates: For air barriers, certifying compatibility of air barrier and accessory materials with Project materials that connect to or that come in contact with the barrier; signed by product manufacturer.
- D. Qualification Data: For Applicator.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for air barriers.

#### 1.6 QUALITY ASSURANCE

- A. Applicator Qualifications: A firm experienced in applying air barrier materials similar in material, design, and extent to those indicated for this Project, whose work has resulted in applications with a record of successful in-service performance and that is an ABAA-licensed contractor, employs certified and registered installers, and complies with ABAA's Quality Assurance Program.
- B. Pre-installation Conference: Conduct conference at Project site.
  - 1. Include installers of other construction connecting to air barrier, including roofing, waterproofing, architectural precast concrete, masonry, sealants, windows, glazed curtain walls, and door frames.
  - 2. Review air barrier requirements including surface preparation, substrate condition and pretreatment, minimum substrate curing period, forecasted weather conditions, special details and sheet flashings, mockups, installation

procedures, sequence of installation, testing and inspecting procedures, and protection and repairs.

#### 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store liquid materials in their original undamaged packages in a clean, dry, protected location and within temperature range required by air barrier manufacturer.
- B. Remove and replace liquid materials that cannot be applied within their stated shelf life.
- C. Store rolls according to manufacturer's written instructions.
- D. Protect stored materials from direct sunlight.

#### 1.8 PROJECT CONDITIONS

- A. Environmental Limitations: Apply air barrier within the range of ambient and substrate temperatures recommended by air barrier manufacturer. Protect substrates from environmental conditions that affect performance of air barrier. Do not apply air barrier to a damp or wet substrate or during snow, rain, fog, or mist.

### PART 2 - PRODUCTS

#### 2.1 FLUID-APPLIED MEMBRANE AIR BARRIER

- A. Fluid-Applied, Vapor-Retarding Membrane Air Barrier: Synthetic polymer membrane.
  - 1. Products: Subject to compliance with requirements, provide the following:
    - a. EF-400 Latex-modified Asphalt Coating by Seaboard Asphalt Products Co.
  - 2. Physical and Performance Properties:
    - a. Compatibility: With transition membrane and insulation.
    - b. Air leakage: Not to exceed 0.004 cfm x sq. ft. of surface area at 1.57-lbf/sq. ft. (0.02 L/s x sq. m of surface area at 75-Pa) pressure difference; when tested according to ASTM E 2178.
    - c. Vapor permeance: Not to exceed 0.1 perm (5.8 ng/Pa x s x sq. m), when tested according to ASTM E96;
    - d. Chemical resistance: Mild acids, alkalis and salt.

#### 2.2 AUXILIARY MATERIALS

- A. General: Auxiliary materials recommended by air barrier manufacturer for intended

use and compatible with air barrier membrane. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.

- B. Primer: Liquid waterborne polymer emulsion type primer recommended for substrate by manufacturer of air barrier material.
- C. Modified Bituminous Transition Strip: Vapor-retarding, 40-mil- (1.0-mm-) thick, smooth-surfaced, self-adhering; consisting of 36 mils (0.9 mm) of rubberized asphalt laminated to a 4-mil- (0.1-mm-) thick polyethylene film with release liner backing.
- D. Elastomeric Through-Wall Flashing Sheet: 40 mil (1.0 mm) thick, SBS modified bitumen, self-adhering sheet membrane complete with a cross-laminated polyethylene film

or

Polymeric reinforced membrane specified in Section 042000 "Unit Masonry", under "Embedded Flashing Material".

## 2.3 FOAM-PLASTIC BOARD INSULATION

- A. Extruded-Polystyrene Board Insulation with Increased R-Value: ASTM C 578, Type IV, but with an aged thermal resistance (R-value) for 1-inch (25-mm) thickness of 5.6 deg F x h x sq. ft./Btu at 75 deg F (1.0 K x sq. m/W at 24 deg C) at 5 years; closed-cell product extruded with an integral skin.
  - 1. Available Manufacturers:
    - a. DiversiFoam Products
    - b. Dow Chemical Company
    - c. Owens Corning
    - d. Pactiv Building Products Division
  - 2. Size: 16 inches x 96 inches (400 mm x 2,400 mm) board, to facilitate being fitted between masonry ties in cavity wall applications.
  - 3. Edge: Butt
  - 4. Total Built-up Thickness: 2 ½ inches (63.5 mm) with a thermal resistance value (R) of 14.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance.
  - 1. Verify that substrates are sound and free of oil, grease, dirt, excess mortar, or other contaminants.
  - 2. Verify that concrete has cured and aged for minimum time period recommended

- by air barrier manufacturer.
3. Verify that concrete is visibly dry and free of moisture. Test for capillary moisture by plastic sheet method according to ASTM D 4263.
  4. Verify that masonry joints are flush and completely filled with mortar.
  5. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 SURFACE PREPARATION

- A. Clean, prepare, treat, and seal substrate according to manufacturer's written instructions. Provide clean, dust-free, and dry substrate for air barrier application.
- B. Mask off adjoining surfaces not covered by air barrier to prevent spillage and overspray affecting other construction.
- C. Remove grease, oil, bitumen, form-release agents, paints, curing compounds, and other penetrating contaminants or film-forming coatings from concrete.
- D. Remove fins, ridges, mortar, and other projections and fill honeycomb, aggregate pockets, holes, and other voids in concrete with substrate patching membrane.
- E. Remove excess mortar from masonry ties, shelf angles, and other obstructions.
- F. At changes in substrate plane, apply sealant or termination mastic beads at sharp corners and edges to form a smooth transition from one plane to another.
- G. Cover gaps in substrate plane and form a smooth transition from one substrate plane to another with stainless-steel sheet mechanically fastened to structural framing to provide continuous support for air barrier.

### 3.3 JOINT TREATMENT

- A. Concrete and Masonry: Prepare, treat, rout, and fill joints and cracks in substrate according to ASTM C 1193 and air barrier manufacturer's written instructions. Remove dust and dirt from joints and cracks complying with ASTM D 4258 before coating surfaces.
  1. Prime substrate and apply a single thickness of preparation coat strip extending a minimum of 3 inches (75 mm) along each side of joints and cracks. Apply a double thickness of air barrier membrane and embed a joint reinforcing strip in preparation coat.

### 3.4 TRANSITION STRIP INSTALLATION

- A. Install strips, transition strips, and auxiliary materials according to air barrier manufacturer's written instructions to form a seal with adjacent construction and

maintain a continuous air barrier.

1. Coordinate the installation of air barrier with installation of roofing membrane and base flashing to ensure continuity of air barrier with roofing membrane.
  2. Install self-adhering strip on roofing membrane or base flashing so that a minimum of 3 inches (75 mm) of coverage is achieved over both substrates.
- B. Apply primer to substrates at required rate and allow to dry. Limit priming to areas that will be covered by air barrier sheet in same day. Reprime areas exposed for more than 24 hours.
- C. Connect and seal exterior wall air barrier membrane continuously to roofing membrane, concrete below-grade structures, floor-to floor construction, exterior glazing and window systems, storefront systems, exterior louvers, exterior door framing, and other construction used in exterior wall openings, using accessory materials as indicated.
- D. At end of each working day, seal top edge of strips and transition strips to substrate with termination mastic.
- E. Apply joint sealants forming part of air barrier assembly within manufacturer's recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
- F. Wall Openings: Prime concealed perimeter frame surfaces of windows, curtain walls, storefronts, and doors. Apply adhesive-coated transition strip so that a minimum of 3 inches (75 mm) of coverage is achieved over both substrates. Maintain 3 inches (75 mm) of full contact over firm bearing to perimeter frames with not less than 1 inch (25 mm) of full contact.
1. Adhesive-Coated Transition Strip: Roll firmly to enhance adhesion.
- G. Fill gaps in perimeter frame surfaces of windows, curtain walls, storefronts, and doors, and miscellaneous penetrations of air barrier membrane with foam sealant.
- H. Seal strips and transition strips around masonry reinforcing or ties and penetrations with termination mastic.
- I. Seal top of through-wall flashings to air barrier with an additional 6-inch- (150-mm-) wide strip.
- J. Seal exposed edges of strips at seams, cuts, penetrations, and terminations not concealed by metal counterflashings or ending in reglets with termination mastic.
- K. Repair punctures, voids, and deficient lapped seams in strips and transition strips. Slit and flatten fishmouths and blisters. Patch with transition strips extending 6 inches (150 mm) beyond repaired areas in strip direction.

### 3.5 AIR BARRIER MEMBRANE INSTALLATION

- A. Apply air barrier membrane to form a seal with strips and transition strips and to achieve a continuous air barrier according to air barrier manufacturer's written instructions.
- B. Apply air barrier membrane within manufacturer's recommended application temperature ranges.
- C. Apply primer to substrates at required rate and allow to dry. Limit priming to areas that will be covered by air barrier sheet in same day. Reprime areas exposed for more than 24 hours.
- D. Apply a continuous unbroken air barrier to substrates according to the following minimum thickness. Apply membrane in full contact around protrusions such as masonry ties.
  - 1. Vapor-Retarding Membrane Air Barrier: minimum 60 mil (1.53 mm) wet film thickness, yielding 40 mil (1.0 mm) dry film thickness.
- E. Do not cover air barrier until it has been tested and inspected by Owner's testing agency.
- F. Correct deficiencies in or remove air barrier that does not comply with requirements; repair substrates and reapply air barrier components.

### 3.6 INSTALLATION OF CAVITY-WALL INSULATION

- A. Comply with insulation and air/vapor barrier membrane manufacturer's written instructions applicable to products and application indicated.
- B. Install insulation that is undamaged, dry and unsoiled and that has not been left exposed at any time to ice, rain and snow.
- C. Install in thickness indicated to envelop entire area to be insulated. Fit courses of insulation between wall ties and other obstructions, with edges butted tightly in both directions. Butter all joints between insulation panels with additional application of membrane, except at expansion joints.
- D. Water-Piping Coordination: If water piping is located within insulated exterior walls, coordinate location of piping to ensure that it is placed on warm side of insulation and insulation encapsulates piping.

### 3.7 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections and prepare test reports.

- B. Inspections: Air barrier materials and installation are subject to inspection for compliance with requirements. Inspections may include the following:
1. Continuity of air barrier system has been achieved throughout the building envelope with no gaps or holes.
  2. Continuous structural support of air barrier system has been provided.
  3. Masonry and concrete surfaces are smooth, clean and free of cavities, protrusions, and mortar droppings.
  4. Site conditions for application temperature and dryness of substrates have been maintained.
  5. Maximum exposure time of materials to UV deterioration has not been exceeded.
  6. Surfaces have been primed, if applicable.
  7. Laps in strips and transition strips have complied with minimum requirements and have been shingled in the correct direction (or mastic has been applied on exposed edges), with no fishmouths.
  8. Termination mastic has been applied on cut edges.
  9. Strips and transition strips have been firmly adhered to substrate.
  10. Compatible materials have been used.
  11. Transitions at changes in direction and structural support at gaps have been provided.
  12. Connections between assemblies (membrane and sealants) have complied with requirements for cleanliness, preparation and priming of surfaces, structural support, integrity, and continuity of seal.
  13. All penetrations have been sealed.
- C. Tests: Testing to be performed will be determined by Owner's testing agency from among the following tests:
1. Quantitative Air Leakage Testing: Testing not to exceed the test pressure differential, positive and negative, indicated in "Performance Requirements" Article for air barrier assembly air leakage according to ASTM E 783 and E 1677.
- H. Remove and replace deficient air barrier components and retest as specified above.

### 3.8 CLEANING AND PROTECTION

- I. Protect air barrier system from damage during application and remainder of construction period, according to manufacturer's written instructions.
1. Protect air barrier from exposure to UV light and harmful weather exposure as required by manufacturer. Remove and replace air barrier exposed for more than 45 days.
  2. Protect air barrier from contact with creosote, uncured coal-tar products, TPO, EPDM, flexible PVC membranes, and sealants not approved by air barrier manufacturer.
- J. Clean spills, stains, and soiling from construction that would be exposed in the

completed work using cleaning agents and procedures recommended by manufacturer of affected construction.

- K. Remove masking materials after installation.

END OF SECTION 072726-B