

Western's EIFS Expertise Key to Sacramento Restoration



Exterior Insulation Finish Systems—EIFS for short—have been part of the international construction landscape for nearly 60 years. The fact that these multi-layered exterior wall systems deliver energy efficiency, design flexibility and easy maintenance explains why they now account for nearly 30% of the nation's commercial exterior wall market.

But even the best building exteriors need renewal at some point.

Such was the case in Sacramento, where the three-story 7801 Folsom Boulevard building was showing its 20 years of wear and weather. Owners Folsom & Hornet, LLC requested a field observation study from Dryvit, a national leader in EIFS installation and maintenance. The report and recommendations provided by DryvitCARE representative Brent Fisher became the basis for bid documents issued by general contractor Jackson Construction.

Western Waterproofing's San Francisco branch was the successful bidder.

The scope of work encompassed both aesthetic and functional enhancements, explains Dryvit's Fisher. "The client wanted to update the look of the building," he notes. "So the original 1980s gray was replaced with a contemporary buff tone and non-EIFS metal accents were added. The change

Western repaired cracked and damaged areas of the EIFS surface according to DryvitCARE guidelines. The exterior was then cleaned, primed and dual-coated with a contemporary gray elastomeric coating for aesthetic updating.

refreshed the entire appearance of the property."

The comprehensive DryvitCARE checklist guided other repairs, including correction of cracked and damaged EIFS surfaces. Overcladding was required on the entire parapet and at various points along the vertical walls. Window frames had to be caulked with Dryvit's elastomeric sealant. Once the repair phase was complete, the entire building received specialized cleaning, priming and a dual-coat application of Dryvit Weatherlastic smooth elastomeric coating.

"This was a case of an EIFS building working very well for decades," Fisher recaps. "Our focus was on maintaining that service by addressing potential sealant issues downstream and giving it a current look."

Western Waterproofing completed the project in less than three months. 



Owner: Folsom & Hornet, LLC
General Contractor: Jackson Construction

PROJECT TEAM

Project Manager: Western Waterproofing,
San Francisco Branch

Your Single-Source EIFS Solution

Western Construction Group merges its 90-plus years of experience in masonry, stone and concrete restoration with the expertise of top EIFS firms. Among them are Dryvit® Systems, the company that introduced EIFS to the U.S. in 1969.

To consult with a Western specialist on your commercial, institutional or industrial (non-residential) structure, contact your local branch. To locate the Western Construction Group branch in your area, go to www.westerngroup.com and click on *People and Locations*.