



WATERPROOF DECK COATING PLI-DEK “F” SYSTEM
WILLOWBROOK TOWNHOMES – SARASOTA, FL

PROJECT INFORMATION

- PROJECT TYPE:** Multi-Family
- SCOPE:** Replacement of exterior plywood balconies
- TYPE OF WORK:** Rehabilitation
- SIZE:** 540 Units / 1,080 Decks
- DEVELOPER:** KB Home
- WATERPROOFING CONTRACTOR:** JBLJ Consulting
- CONSULTANT:** Karins Engineering Group, Inc.
- SUPPLIER:** Coastal Construction Products, Inc.

BACKGROUND:

Joss Contracting contacted Pli-Dek, Inc. looking for a solution to resolve the continued failure of the existing waterproof deck coating at the KB Home Willowbrook Townhomes community in Sarasota, FL. The existing waterproof deck coating, which was less than 10 years old, had already been replaced once and failed again. Pli-Dek worked side-by-side with Joss Contracting to devise a corrective plan of action that would resolve all waterproof deck coating issues that have continued to exist in all 540 units and 1,080 decks in this community.

ISSUES:

Originally, a single ply PVC roofing membrane was installed and failed due to the design and performance issues.

A mock-up of the original PVC membrane was re-installed but multiple punctures arose immediately from foot traffic by other trades working on the project.

SOLUTION:

Based on the damage to the mock-up, the Contractor could foresee future problems with the original system and chose to recommend Pli-Dek based on the durability and performance of the Pli-Dek Waterproof Deck Coating System.

As a result, all existing decks were removed and re-built with proper exterior materials and slope. Then, the Pli-Dek Waterproof Base Coat was installed, which provided both moisture and construction protection. After completion of the exterior building finish, the Pli-Dek Waterproofing Membrane and decorative top coat were installed. The finish color, Hickory, was chosen as it matched the paint color of the buildings, providing esthetically pleasing appearance atop the highly durable Pli-Dek Waterproof Deck Coating System.

PLI-DEK:

Pli-Dek manufactures a wide variety of waterproof deck coatings, fluid applied waterproofing membranes, along with epoxy, urethane and concrete floor coatings. As experts within the specialty coating niche for over 35 years, Architects, Contractors, Consultants and Owners depend on Pli-Dek’s commitment to providing unparalleled performance and services. If you should have any waterproofing concerns or needs in the future, please contact Pli-Dek Inc., our team looks forward to assisting you in meeting your project specific requirements.