



# Liquid Cladding System (LCS)

Wellington, New Zealand



Initially developed as a liquid applied family of products to protect the building envelope underneath outer claddings in new construction, one of the industry's most effective air, moisture and mold defense systems, Dominus Innovations BEP Blue Barrier is now part of a unique outer cladding water-proofing system called Liquid Cladding System (LCS). The System, developed in New Zealand, by a consortium of building envelope protection professionals, is designed to combat the "leaky home syndrome," - a New Zealand building crisis. This crisis affects nearly 90,000 structures (both residential and commercial) that are subject to structural water damage and

mold issues caused by poor construction practices of monolithic plaster clad buildings as a result of lax New Zealand building codes in the late 1990's and early 2000's. ( Search: "New Zealand Leaky Homes Crisis")

Many of these structures have already been condemned by government authorities preventing owners from engaging in any re-sale activities until all water and mold damage is fully remediated, and even more buildings constructed in the same period must now take defensive measures before they too suffer potential water and mold damage and are condemned by authorities to the same sale prohibition fate.

Up to now, the only available remediation solution required a total building outer substrate removal and re-cladding. This very costly approach has significant financial and equity consequences for both building owners and lending institutions since in many cases the re-cladding costs are as much as half the total cost of the original building construction. The new Liquid Cladding System (LCS), which includes the application of a proprietary, seamless, exterior water protection membrane of "breathable" BEP Blue Barrier, installation of electronic moisture sensing probes and a topcoat of a highly durable outer paint finish, costs a fraction of total re-cladding.

Developed through the collaboration of ABEP, the Australasian distributor of BEP Blue Barrier, Steam Ltd., a New Zealand based electronic moisture testing and monitoring technology company and Seamless Coatings, a New Zealand based company specializing in waterproof coatings and paint applications, the consortium has been testing the new LCS system in both residential and commercial projects and is currently in the process of obtaining system CodeMark approval. The BEP Blue Barrier product line received New Zealand and Australia CodeMark in early 2014.

As a complete family of compatible products, the BEP Blue Barrier permeable air and moisture protection line of products is ideally suited to the LCS application since it is critical that any monolithic plaster wall assemblies to which the new LCS system is applied can continue to "breathe" after the application. The unique permeability of the Dominus Innovations Blue Barrier technology allows for the transmission and elimination of natural moisture vapor build-up in wall assemblies caused by inside and outside building temperature differentials due to seasonal climatic variations.

## LCS System Suppliers

**ABEP**

- Napier, New Zealand

**Seamless Coatings**

- Wellington, New Zealand

**Steam Ltd.**

- Wellington, New Zealand

## Blue Barrier Components

- **Liquid Flashing 2100**
- **Joint Filler 2200**
- **Liquid Wrap 2300**
- **Flash'N Wrap RG 2400**

**October 2015**