



# Franklin at Delray - Apartment Complex

Delray Beach, Florida



When Fox Window & Glass needed to flash, seal and protect against unwanted air and water intrusion the more than 500 window and door openings on the new Franklin at Delray Apartment Complex in Delray Beach Florida, they chose BEP Blue Barrier products for the job. As the glass sub contractor to LandSouth Construction, one of the premier builders of multi-family projects in the southeast, they needed a liquid flashing product that would protect the window and door openings of this 7 building, 180 unit complex from the humid temperatures and extreme weather

conditions in the Delray Beach Florida coastal area. They also wanted a product that would be easy to install and have a quick cure rate to facilitate this sizeable window installation project.

Utilizing a combination of easy to use 20 oz. sausage tubes of BEP Blue Barrier Liquid Flashing 2100 and BEP Blue Barrier Joint Filler 2200 the applicators were able to apply the fully compatible cohesive system in record time.

The superior shore hardness and durability of the BEP Blue Barrier Liquid Flashing and Joint Filler products make them ideally suited for window and door installations, due to the fact that when cured, these fully adhered liquid applied membrane systems must often withstand significant scraping and wedging as the window and door assemblies are being installed. Air and moisture barrier system failures at the window “flashing pan” can become extremely costly mold remediation problems in the future, so the advantages of a seamless, durable BEP Blue Barrier installation with its exceptional shore hardness can play an important role in creating an effective long lasting weatherization barrier around window and door openings.

The magnitude of this project required the installation of the Blue Barrier system over a prolonged period. As good corporate citizens who are sensitive to the Florida environment and the fragile eco system in which the construction process takes place, Fox Window & Glass was impressed with the low VOC characteristic of Blue Barrier and the ease of clean up without harmful chemical solvents.

BEP Blue Barrier products are available in a variety of application grades (spray, gun, spread, and roll) to meet the needs of any size project, applicator preference and working conditions. This revolutionary family of moisture cured BEP Blue Barrier products can even be applied to damp surfaces, thus maximizing applicator productivity... just one more advantage that convinced Fox Windows & Glass that “Blue is Best !”

## Specifiers / Contractors

**Architects:** STB Architects & Planners

- Dallas, TX

**General Contractor:** LandSouth Construction

- Jacksonville Beach, FL

**Applicators:** Fox Windows & Glass

- Casselberry, FL

## Blue Barrier Products Used

- **Liquid Flashing 2100**
- **Joint Filler 2200**

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