



Glenmare Apartments

Nyack, New York



In many parts of the country, outside construction is a year-round business. Such is the case in New York, where in January, Specialty Coatings Corporation a New York based coatings applicator needed to complete the installation of a liquid applied BEP Blue Barrier air and moisture protection system on a new 3 story, 18 unit apartment complex in temperatures as low as 25° F.

The 12,000 square feet, BEP Blue Barrier total building envelope protection application utilized the complete Blue Barrier product family. BEP Blue Barrier Liquid Wrap was spray applied to the main CDX plywood and concrete block wall substrates of the building. Blue Barrier Joint Filler was used for crack and void filling with BEP Blue Barrier Liquid Flashing and BEP Blue Barrier Liquid Wrap RG being used for weatherproofing all window and door openings.

Specifiers / Contractors

General Contractor: Montana Contracting
- Blauvelt, NY

Applicator: Specialty Coatings Corp.
- Congers, NY

Joseph Montana of Montana Contracting, the general contractor on the project had this to say about the application, "Using Blue Barrier on this job allowed the mid 20 degree Fahrenheit weather to not stop job progress. It also made it possible for mechanical trades to be working inside a weatherproofed building over the winter while waiting for the weather to allow the brick work to be completed".

Although Dominus Innovations recommends that application temperatures for BEP Blue barrier products be above the freezing point, (primarily due to the ease of application of gun and spread applied products at these temperatures) all BEP Blue Barrier products can be, and are, often applied in freezing temperatures, as long as there is no frozen moisture trapped in the substrates.

Blue Barrier Products Used

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

BEP Blue Barrier products are solids based, low VOC and environmentally friendly and are available through specialty waterproofing building supply distributors. To locate the BEP distributor serving your area, contact Dominus Innovations at 813-279-1902.

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