

## SECTION 07 27 26 - FLUID-APPLIED MEMBRANE AIR BARRIERS

## PART I - GENERAL

## I.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

## I.2 SUMMARY

- A. Section includes fluid-applied, vapor-permeable membrane air barriers.
- B. Related Requirements:
  - 1. Section 06 16 00 "Sheathing" for wall sheathings and wall sheathing joint-and-penetration treatments.

## I.3 DEFINITIONS

- A. Air-Barrier Material: A primary element that provides a continuous barrier to the movement of air.
- B. Air-Barrier Accessory: A transitional component of the air barrier that provides continuity.
- C. Air-Barrier Assembly: The collection of air-barrier materials and accessory materials applied to an opaque wall, including joints and junctions to abutting construction, to control air movement through the wall.

## I.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
  - 1. Review air-barrier requirements and installation, special details, mockups, air-leakage and bond testing, air-barrier protection, and work scheduling that covers air barriers.

## I.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Include manufacturer's written instructions for evaluating, preparing, and treating substrate; technical data; and tested physical and performance properties of products.
- B. Shop Drawings: For air-barrier assemblies.
  - 1. Show locations and extent of air barrier. Include details for substrate joints and cracks, counterflashing strips, penetrations, inside and outside corners, terminations, and tie-ins with adjoining construction.
  - 2. Include details of interfaces with other materials that form part of air barrier.

## I.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer. Include list of ABAA-certified installers and supervisors employed by the Installer, who work on Project.
- B. Product Certificates: From air-barrier manufacturer, certifying compatibility of air barriers and accessory materials with Project materials that connect to or that come in contact with the barrier.
- C. Product Test Reports: For each air-barrier assembly, for tests performed by a qualified testing agency.

## I.7 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.
  - 1. Installer shall be licensed by ABAA according to ABAA's Quality Assurance Program and shall employ ABAA-certified installers and supervisors on Project.

## I.8 PRECONSTRUCTION TESTING

- A. Preconstruction Testing Service: Owner will engage a qualified testing agency to perform preconstruction testing on field mockups.

## I.9 DELIVERY, STORAGE, AND HANDLING

- A. Remove and replace liquid materials that cannot be applied within their stated shelf life.
- B. Protect stored materials from direct sunlight.

## I.10 FIELD CONDITIONS

- A. Environmental Limitations: Apply air barrier within the range of ambient and substrate temperatures recommended by air-barrier manufacturer.
  - 1. Protect substrates from environmental conditions that affect air-barrier performance.
  - 2. Do not apply air barrier to a damp or wet substrate or during snow, rain, fog, or mist.

## PART 2 - PRODUCTS

### 2.1 MATERIALS, GENERAL

- A. Source Limitations: Obtain primary air-barrier materials and air-barrier accessories from single source from single manufacturer.
- B. VOC Content: 250 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24) and complying with VOC content limits of authorities having jurisdiction.

## 2.2 PERFORMANCE REQUIREMENTS

- A. General: Air barrier shall be capable of performing as a continuous vapor-permeable air barrier and as a liquid-water drainage plane flashed to discharge to the exterior incidental condensation or water penetration. Air-barrier assemblies shall be capable of accommodating substrate movement and of sealing substrate expansion and control joints, construction material changes, penetrations, tie-ins to installed waterproofing, and transitions at perimeter conditions without deterioration and air leakage exceeding specified limits.
- B. Air-Barrier Assembly Air Leakage: Maximum **0.04 cfm/sq. ft. of surface area at 1.57 lbf/sq. ft. (0.2 L/s x sq. m of surface area at 75 Pa)**, when tested according to ASTM E 283.

## 2.3 VAPOR-PERMEABLE MEMBRANE AIR-BARRIER

- A. Fluid-Applied, Vapor-Permeable Membrane Air Barrier: synthetic polymer membrane.
  - I. Elastomeric, Modified Bituminous Membrane:
    - a. **Products:** Subject to compliance with requirements, provide one of the following:
      - 1) **Henry Company; Air-Bloc 17MR.**
      - 2) **Hohmann & Barnard, Inc;** Textroflash Liquid VP.
      - 3) **Tremco Incorporated;** ExoAir 220R.
      - 4) W.R. Meadows, Inc.; Air-Shield, LMP
  - 2. Physical and Performance Properties:
    - a. Air Permeance: Maximum **0.004 cfm/sq. ft. of surface area at 1.57-lbf/sq. ft. (0.02 L/s x sq. m of surface area at 75-Pa)** pressure difference; ASTM E 2178.
    - b. Vapor Permeance: Minimum **10 perms (580 ng/Pa x s x sq. m)**; ASTM E 96/E 96M.
    - c. Ultimate Elongation: Minimum 200 percent; ASTM D 412, Die C.
    - d. Fire Propagation Characteristics: Passes NFPA 285 testing as part of an approved assembly.

## 2.4 ACCESSORY MATERIALS

- A. General: Accessory materials recommended by air-barrier manufacturer to produce a complete air-barrier assembly and compatible with primary air-barrier material.
- B. Primer: Liquid solvent-borne primer recommended for substrate by air-barrier material manufacturer.
- C. Joint Reinforcing Strip: Air-barrier manufacturer's glass-fiber-mesh tape.
- D. Substrate-Patching Membrane: Manufacturer's standard trowel-grade substrate filler.
- E. Adhesive and Tape: Air-barrier manufacturer's standard adhesive and pressure-sensitive adhesive tape.
- F. Stainless-Steel Sheet: ASTM A 240/A 240M, Type 304, **0.0250 inch (0.64 mm)** thick, and Series 300 stainless-steel fasteners.

- G. Sprayed Polyurethane Foam Sealant: One- or two-component, foamed-in-place, polyurethane foam sealant, 1.5- to 2.0-lb/cu. ft (24- to 32-kg/cu. m) density; flame-spread index of 25 or less according to ASTM E 162; with primer and noncorrosive substrate cleaner recommended by foam sealant manufacturer.
- H. Adhesive-Coated Transition Strip: Vapor-permeable, 17-mil-(0.43-mm-)thick, self-adhering strip consisting of an adhesive coating over a permeable laminate with a permeance value of 37 perms (2145 ng/Pa x s x sq. m).
- I. Preformed Silicone-Sealant Extrusion: Manufacturer's standard system consisting of cured low-modulus silicone extrusion, sized to fit opening widths, with a single-component, neutral-curing, Class 100/50 (low-modulus) silicone sealant for bonding extrusions to substrates.
- J. Joint Sealant: ASTM C 920, single-component, neutral-curing silicone; Class 100/50 (low modulus), Grade NS, Use NT related to exposure, and, as applicable to joint substrates indicated, Use O. Comply with Section 079200 "Joint Sealants."
- K. Termination Mastic: Air-barrier manufacturer's standard cold fluid-applied elastomeric liquid; trowel grade.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.
  - 1. Verify that substrates are sound and free of oil, grease, dirt, excess mortar, or other contaminants.
  - 2. Verify that concrete has cured and aged for minimum time period recommended by air-barrier manufacturer.
  - 3. Verify that concrete is visibly dry and free of moisture. Test for capillary moisture by plastic sheet method according to ASTM D 4263.
  - 4. Verify that masonry joints are flush and completely filled with mortar.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 SURFACE PREPARATION

- A. Clean, prepare, treat, and seal substrate according to manufacturer's written instructions. Provide clean, dust-free, and dry substrate for air-barrier application.
- B. Mask off adjoining surfaces not covered by air barrier to prevent spillage and overspray affecting other construction.
- C. Remove grease, oil, bitumen, form-release agents, paints, curing compounds, and other penetrating contaminants or film-forming coatings from concrete.
- D. Remove fins, ridges, mortar, and other projections and fill honeycomb, aggregate pockets, holes, and other voids in concrete with substrate-patching membrane.

- E. Remove excess mortar from masonry ties, shelf angles, and other obstructions.
- F. At changes in substrate plane, apply sealant or termination mastic beads at sharp corners and edges to form a smooth transition from one plane to another.
- G. Cover gaps in substrate plane and form a smooth transition from one substrate plane to another with stainless-steel sheet mechanically fastened to structural framing to provide continuous support for air barrier.

### 3.3 JOINT TREATMENT

- A. Concrete and Masonry: Prepare, treat, rout, and fill joints and cracks in substrate according to ASTM C 1193 and air-barrier manufacturer's written instructions. Remove dust and dirt from joints and cracks complying with ASTM D 4258 before coating surfaces.
  - I. Prime substrate and apply a single thickness of air-barrier manufacturer's recommended preparation coat extending a minimum of **3 inches (75 mm)** along each side of joints and cracks. Apply a double thickness of fluid air-barrier material and embed a joint reinforcing strip in preparation coat.

### 3.4 TRANSITION STRIP INSTALLATION

- A. General: Install strips, transition strips, and accessory materials according to air-barrier manufacturer's written instructions to form a seal with adjacent construction and maintain a continuous air barrier.
  - I. Coordinate the installation of air barrier with installation of roofing membrane and base flashing to ensure continuity of air barrier with roofing membrane.
- B. Apply primer to substrates at required rate and allow it to dry. Limit priming to areas that will be covered by fluid air-barrier material on same day. Reprime areas exposed for more than 24 hours.
- C. Connect and seal exterior wall air-barrier material continuously to roofing-membrane air barrier, concrete below-grade structures, floor-to-floor construction, exterior glazing and window systems, glazed curtain-wall systems, storefront systems, exterior louvers, exterior door framing, and other construction used in exterior wall openings, using accessory materials.
- D. At end of each working day, seal top edge of strips and transition strips to substrate with termination mastic.
- E. Apply joint sealants forming part of air-barrier assembly within manufacturer's recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
- F. Wall Openings: Prime concealed, perimeter frame surfaces of windows, curtain walls, storefronts, and doors. Apply adhesive-coated transition strip so that a minimum of **3 inches (75 mm)** of coverage is achieved over each substrate. Maintain **3 inches (75 mm)** of full contact over firm bearing to perimeter frames with not less than **1 inch (25 mm)** of full contact.
  - 1. Adhesive-Coated Transition Strip: Roll firmly to enhance adhesion.
  - 2. Preformed Silicone-Sealant Extrusion: Set in full bed of silicone sealant applied to walls, frame, and air-barrier material.

- G. Fill gaps in perimeter frame surfaces of windows, curtain walls, storefronts, and doors, and miscellaneous penetrations of air-barrier material with foam sealant.
- H. Seal strips and transition strips around masonry reinforcing or ties and penetrations with termination mastic.
- I. Seal exposed edges of strips at seams, cuts, penetrations, and terminations not concealed by metal counterflashings or ending in reglets with termination mastic.
- J. Repair punctures, voids, and deficient lapped seams in strips and transition strips. Slit and flatten fishmouths and blisters. Patch with transition strips extending 6 inches (150 mm) beyond repaired areas in strip direction.

### 3.5 FLUID AIR-BARRIER MEMBRANE INSTALLATION

- A. General: Apply fluid air-barrier material to form a seal with strips and transition strips and to achieve a continuous air barrier according to air-barrier manufacturer's written instructions. Apply fluid air-barrier material within manufacturer's recommended application temperature ranges.
  - 1. Apply primer to substrates at required rate and allow it to dry.
  - 2. Limit priming to areas that will be covered by fluid air-barrier material on same day. Reprime areas exposed for more than 24 hours.
- B. Membrane Air Barriers: Apply a continuous unbroken air-barrier membrane to substrates according to the following thickness. Apply air-barrier membrane in full contact around protrusions such as masonry ties.
  - 1. Vapor-Permeable Membrane Air Barrier: Total dry film thickness as recommended in writing by manufacturer to meet performance requirements, but not less than 40-mil (1.0-mm) dry film thickness, applied in one or more equal coats.
- C. Apply strip and transition strip a minimum of 1 inch (25 mm) onto cured air-barrier material or strip and transition strip over cured air-barrier material overlapping 3 inches (75 mm) onto each surface according to air-barrier manufacturer's written instructions.
- D. Do not cover air barrier until it has been tested and inspected by Owner's testing agency.
- E. Correct deficiencies in or remove air barrier that does not comply with requirements; repair substrates and reapply air-barrier components.

### 3.6 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.
- B. Inspections: Air-barrier materials, accessories, and installation are subject to inspection for compliance with requirements.
  - 1. Continuity of air-barrier system has been achieved throughout the building envelope with no gaps or holes.
  - 2. Continuous structural support of air-barrier system has been provided.
  - 3. Masonry and concrete surfaces are smooth, clean, and free of cavities, protrusions, and mortar droppings.

4. Site conditions for application temperature and dryness of substrates have been maintained.
  5. Maximum exposure time of materials to UV deterioration has not been exceeded.
  6. Surfaces have been primed, if applicable.
  7. Laps in strips and transition strips have complied with minimum requirements and have been shingled in the correct direction (or mastic has been applied on exposed edges), with no fishmouths.
  8. Termination mastic has been applied on cut edges.
  9. Strips and transition strips have been firmly adhered to substrate.
  10. Compatible materials have been used.
  11. Transitions at changes in direction and structural support at gaps have been provided.
  12. Connections between assemblies (air-barrier and sealants) have complied with requirements for cleanliness, surface preparation and priming, structural support, integrity, and continuity of seal.
  13. All penetrations have been sealed.
- C. Tests: As determined by Owner's testing agency from among the following tests:
1. Adhesion Testing: Air-barrier assemblies will be tested for minimum air-barrier adhesion of **30 lbf/sq. in. (207 kPa)** according to ASTM D 4541 for each **600 sq. ft. (56 sq. m)** of installed air barrier or part thereof.
- D. Air barriers will be considered defective if they do not pass tests and inspections.
1. Apply additional air-barrier material, according to manufacturer's written instructions, where inspection results indicate insufficient thickness.
  2. Remove and replace deficient air-barrier components for retesting as specified above.
- E. Repair damage to air barriers caused by testing; follow manufacturer's written instructions.

### 3.7 CLEANING AND PROTECTION

- A. Protect air-barrier system from damage during application and remainder of construction period, according to manufacturer's written instructions.
1. Protect air barrier from exposure to UV light and harmful weather exposure as required by manufacturer. If exposed to these conditions for more than 30 days, remove and replace air barrier or install additional, full-thickness, air-barrier application after repairing and preparing the overexposed membrane according to air-barrier manufacturer's written instructions.
  2. Protect air barrier from contact with incompatible materials and sealants not approved by air-barrier manufacturer.
- B. Clean spills, stains, and soiling from construction that would be exposed in the completed work using cleaning agents and procedures recommended by manufacturer of affected construction.
- C. Remove masking materials after installation.

END OF SECTION 07 27 26