

DPR Demonstrates Effectiveness of VaporSeal 309 at Sutter Medical Center in Castro Valley



Floor Seal Technology technicians use a weather station to monitor drying conditions.

Many of DPR's projects in California saw a consistent and dramatic reduction in the amount of moisture and remediation required in concrete floors when using Floor Seal Technology's VaporSeal 309 Concrete Curing and Moisture Emission Control System. However, as all of the concrete had been treated with VaporSeal 309, DPR wondered if it was Floor Seal's system that was responsible for the dramatic results, or if it was a combination of other factors. In other words, could DPR achieve the same concrete moisture levels without using VaporSeal 309?

All Levels Treated – Except One

To find out, in January, 2013 DPR conducted a test at their new Castro Valley Sutter Medical Center project. VaporSeal 309 was applied to every level – except for the second floor. The second floor was finished, cured, and monitored per the usual wet-cure practices of their concrete finish contractor. When moisture testing was performed prior to flooring installation, the difference between the second floor and the rest of the building was pronounced.

Every moisture test (100%) performed on the second floor showed that it failed to meet flooring manufacturer's requirements for moisture levels. In comparison, less than 10% of the tests performed on floors treated with VaporSeal 309 in the rest of the building (including slab-on-grade) failed to meet the required moisture levels. The few areas that did not meet flooring requirements were remediated with Floor Seal's MES 100 Moisture Emission Control System (at no additional charge) and consequently met all moisture-level requirements.

VaporSeal 309 Saves Time and Money

According to DPR, the second floor of the new Castro Valley Medical Center that was not treated with VaporSeal 309 cost the company more than twice what the rest of the entire building cost for concrete moisture vapor emission control, and added additional weeks to the schedule for remediation.

"In hindsight, using the VaporSeal 309 on the second floor would have ultimately saved us time, money and resulted in a less congested work area," said DPR Superintendent Rick Bell. "I am certainly a believer in the VaporSeal 309 System and will be recommending it on my next project."

