

# CASE

**Burnaby, British Columbia commercial concrete building coated with plasticized gypsum in the early 1990s needed little maintenance until eventual repainting almost 20 years later.**

Canadian sandblasting and coating contractor Sprayaway Enterprises Ltd. applied Castagra's predecessor industrial coating to all the exterior concrete block walls and the concrete floors of its new building to both complete the building construction process and to provide a coating demonstration site. Since then, this company has installed many millions of feet of such coatings on ships, parking garages and buildings.

## Problem

Concrete block buildings of this type are normally painted every few years to both seal the blocks and provide an aesthetically pleasing appearance to these buildings. Sprayaway was operating its industrial business and also had its offices at this location which is in a mixed residential and commercial area. There were extensive truck maintenance, sandblasting and tank cleaning and coating operations being conducted at this location. The building and floors often needed to be cleaned. A durable, low maintenance coating was desired.

## Solution

Sprayaway decided to apply Castagra's predecessor plasticized gypsum coating in the early 1990s. The coating was applied to the entire outside of the building and also to the concrete shop floors. The building remained this way until it was sold in 2010 at which time the new owner made substantial renovations and simply painted overtop the original coating in a new color.



## Application Results

The coating did an excellent job sealing the porous concrete block walls to provide excellent weather protection to the building. Occasional damage to the floor coating was easily repaired from time to time. The exterior wall coating was exposed to many years of weather and did not degrade to the point at which a new coating was required. In comparison, such buildings are normally repainted every few years to maintain a similar appearance and protection. Thin or thick coats of paint often degrade severely after prolonged weather exposure which can make it an expensive process to periodically strip and repaint this type of building. This heavy coating remained flexible which prevented it from peeling because the coating did not become hard and start cracking and peeling which happens often with paints and other coating types such as epoxies. When a new owner eventually renovated the building, almost 20 years later, he was simply able to paint overtop the original grey coating in the colors of his choice. There was no need to strip the original coating which maintained its integrity.

The company has installed many millions of feet of coatings