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Owners and contractors must choose correct waterproofing for outdoor plazas and “green” roofs

sc Steven Cortazzo



Kemper System, Inc.

During the past 10 years one of the most pleasing architectural trends I've seen in New York City construction is the increased use of outdoor plazas, planters, fountains and landscaped or “green” roofs. No matter what type of building project, these architectural elements always add a significant feature to a project, especially in a city like New York.

Without question, one of the most important considerations an architect, owner or building contractor has to make when planning one of these projects is determining the right waterproofing solution. Since most New York City building projects have a vital subterranean level, the

waterproofing assembly is an even more critical element in both the design and construction phases.

For these types of projects, fully reinforced liquid applied waterproofing systems offer the best long-term performance and adaptability. Our success with notable plaza projects includes Rockefeller Center, Worldwide Plaza, Penn Plaza and the plaza at the Time-Life Building. In each of these projects our fully reinforced liquid-applied systems were put to the test in both design and adaptability. From extensive overburdens and dissimilar materials to submersed elements and very intricate design conditions, these projects were a challenge. Working with each project's architects and contractors, our technical support team made certain each project received a built-to-last high performance waterproofing solution that the building owner could rely on for

years to come.

For landscaped or “green” roofing, these systems are a natural solution. The systems fully adhere to practically any substrate and form a completely monolithic membrane. Another key benefit is the superior protection at flashings, seams and transitions; the areas where most waterproofing systems fail. Our reinforced liquid applied systems also withstand bio-deterioration, they are root and rot resistant and they withstand heavy traffic, pooling water and ice. These attributes make liquid applied systems perform exceptionally well in unique environments like New York City. Clearly, no building owner wants to replace an expensive overburden to correct a waterproofing problem. As a result, fully reinforced liquid applied systems are quickly becoming the standard for plazas, fountains and landscaped architecture.

When looking at liquid

applied systems for these types of projects, a key aspect to look at is the reinforcement that creates the membrane. Kemper System uses a high quality polyester fleece for a controlled thickness and strength. Bewary of systems that use random fiber reinforcement, these systems may be good for surfacing, but they just don't offer the long-term performance of a fully reinforced system.

For sensitive interior applications including gardens, fountains and planters, our 2K-PUR odorless – low VOC systems are the perfect choice. So as your projects continue to bring “green” building to New York City, using fully reinforced waterproofing systems will ensure the long term success of your most challenging projects.

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