

RETRO-COAT BLOCKS VAPOR INTRUSION AT FORMER INDUSTRIAL SITE

**CASE STUDY:
VI Barrier System Ensures
Safe Environment for
Redeveloped Space in Prime
Los Angeles Area**



Land Science
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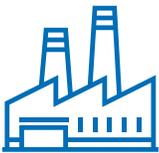
Overview

Retro-Coat Chosen to Ensure Safe Indoor Air Quality for Redeveloped Office/Warehouse Space



This site is located in a prime area for businesses in need of office and warehouse space.

A former industrial manufacturing building located in El Segundo California was targeted for redevelopment, to make way for a mixed-use building offering office/warehouse space. El Segundo, California is adjacent to the bustling Los Angeles International Airport and a prime area for businesses in need of office/warehouse space. The owners were redeveloping the site with the intent to sell the property. Potential buyers were interested in the site for future tenants in need of office/warehouse space. The site is in close proximity to downtown Los Angeles and the greater Los Angeles area.



Redevelopment required a vapor barrier system to address VOC vapor intrusion found from historic manufacturing operations.

The site was made up of 3 independent buildings which ranged from 4,312-5,346 sq. ft each. The owner/developer, intent on using two of the existing structures, which were in good condition, was seeking a viable solution to ensure good indoor air quality to mitigate any vapor intrusion caused by the former industrial manufacturing operations for the two buildings totaling 9,658 sq. ft.. Following the installation of Retro-Coat, a vapor intrusion barrier system specifically developed for existing structures, the sale of the property was able to move forward.

Background

A former industrial manufacturing site with three existing structures required a vapor barrier system to address VOC vapor intrusion found from historic manufacturing operations. Considering vapor mitigation options for existing structures, the consultant and owner determined that Retro-Coat was an effective vapor barrier system to address vapor intrusion concerns.

9,658

Square Feet

The vapor barrier was applied in three existing buildings on this site, totaling 9,658 square feet.

Retro-Coat[®]

Vapor Intrusion Coating

Application

Prior to applying Retro-Coat, the Land Science-certified applicator performed a moisture test and prepped the area by scarifying the surfaces where the barrier was to be applied. Land Science certified applicators then applied the Retro-Coat primer at 6-mil and then applied 20 mil's of Retro-Coat to the 9,658 sq. ft.

Technology

The Retro-Coat Vapor Intrusion Coating System is a complete product line that consists of chemically resistant materials to properly protect existing structures from the threat of contaminant vapor intrusion. A vapor intrusion condition is most commonly found when the existing structure was operating as, or in close proximity to, a dry cleaner, a gas station, or manufacturing facility.



Results

Following the installation of the Retro-Coat vapor barrier system, the owner/developer was able to move forward with the sale of the property to make way for future tenants needing office/warehouse space in the greater Los Angeles area.





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