Prominent developer chooses CETCO gas vapor barrier for chromium protection

During the summer of 2004, construction commenced on a multi-family housing plan, developed by K. Hovnanian Homes. This 23-acre Brownfield redevelopment project included 30 new three-story townhouse buildings situated along the Jersey City shoreline in New Jersey.

PROJECT DETAILS
Droyers Point
Environmental Consultant: ENVIRON
General Contractor: K.Hovnanian Homes
Certified Installer: EAI, Inc.

LOCATION
Jersey City, New Jersey

PRODUCTS USED
LIQUID BOOT®
Gas Vapor Mitigation System

The top left image shows how tents and heaters were erected to ensure proper ambient temperatures for spraying the LIQUID BOOT® gas vapor barrier, which kept construction on schedule. The top right image shows certified installer, EAI, Inc., effectively sealing penetrations, ensuring an air-tight seal. The large image show completed installation of the LIQUID BOOT® on a section of footprints.

CHALLENGE:
The site, heavily contaminated with hexavalent chromium, lay vacant for nearly 20 years. Even after excavation and off-site disposal of over 21 tons of contaminated soil, chromium was still detected in the soil below groundwater level.

SOLUTION:
As a precautionary measure against residual soil vapors, K. Hovnanian Homes and environmental consultant, ENVIRON, designed a comprehensive vapor mitigation System (VMS) to be installed beneath the footprint of the buildings. The VMS included LIQUID BOOT®, a highly chemically resistant, spray-applied VOC and methane barrier, in addition to an “active” venting system. By utilizing the advantage of the LIQUID BOOT® systems’ spray-application, a seamless, impermeable membrane system was installed, effectively sealing critical vapor intrusion pathways and protecting overall indoor air quality.
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Since the project began, CETCO certified installer, Edgeboro International, installed over 150,000 square feet of the LIQUID BOOT® Gas Vapor Mitigation System. Cold weather conditions were a challenge, however, tents and heaters were installed to ensure the project remained on schedule. Once the LIQUID BOOT® Gas Vapor Mitigation System was installed, the membranes’ integrity was tested via the CETCO-pioneered Smoke Test™ to assure a quality and air-tight installation.

RESULT:
Installation of the LIQUID BOOT® gas vapor mitigation system was extremely successful and was able to be installed much quicker than any of the competing products due to it’s benefit of a spray-application and rapid curing time.