

YOUR GUIDE

**TO IMPLEMENTING WATERPROOFING
& BUILDING FAÇADE PREVENTATIVE
MAINTENANCE**



WHY PREVENTATIVE WATERPROOFING IS PARAMOUNT FOR COMMERCIAL BUILDINGS

Moisture is the primary culprit in construction-related issues and is responsible for an estimated **75-80%** of building structural defects.

Water damage claims are a significant issue in commercial real estate, with the average loss from such incidents nearing **\$90,000 per claim**. This substantial financial impact places water damage as the **leading cause of claims** in the industry, emphasizing the critical need for effective preventative measures.

PROACTIVE WATERPROOFING IS A STRATEGIC MEASURE BEYOND ROUTINE MAINTENANCE TO PREVENT EXTENSIVE COSTS ASSOCIATED WITH WATER DAMAGE REPAIRS.





WHY YOU SHOULDN'T WAIT TO WATERPROOF

Waterproofing plays a pivotal role in extending the service life of critical components by preventing the degradation of concrete and other building materials.

In the absence of waterproofing, excess moisture absorption in concrete leads to the corrosion of reinforcing bars, setting off a chain of structural problems. Initially manifesting as leaks, these defects eventually escalate into more severe issues like cracking and spalling of the concrete.

Strategic waterproofing measures are also essential to maintaining structural integrity and thermal insulation performance, directly impacting a building's resilience. Preventative maintenance contributes to reducing repair frequency and bolstering the long-term viability of a commercial building.



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Waterproofing is primarily considered a cost-avoidance strategy. However, these projects often face budgetary hurdles. Despite these challenges, the long-term cost savings afforded by effective waterproofing – preventing extensive future repairs – make it a financially sound investment.

Investing in high-quality waterproofing design and installation is significantly more economical than the considerably higher expenses incurred from repairing a failed waterproofing system.



COST ANALYSIS OF PREVENTATIVE MAINTENANCE VS. REPAIRS

Property owners can better appreciate the value of early intervention by examining the cost differences over time between preventative maintenance and reactive repairs. Proactive maintenance not only preserves the building’s structural health but also significantly reduces the financial burden in the long run.

These case studies highlight the financial impact of deferring maintenance and repairs. In 2016, initial quotes for routine facade maintenance and minor repairs like coatings and sealant replacement were significantly lower than the escalated costs in 2021. The delay increased the scope of work required and introduced additional repairs that weren’t previously necessary.

CASE STUDY: COMMERCIAL HOTEL MAINTENANCE COST ANALYSIS

Service Needed	Quote in 2016 (USD)	Quote in 2021 (USD)	Difference (USD)	Difference (%)
Coatings and Sealant Replacement	\$220,000	\$325,000	+105,000	+47.7%
Minor vs. Major Surface Stucco Work	\$5,000	\$50,000	+45,000	+900%
Minor vs. Major EIFS Repair	\$5,000	\$35,000	+30,000	+600%
Pool Deck/Planters Resealing & Waterproofing	\$250,000	\$350,000	+100,000	+40%
Concrete Repairs	-	\$100,000	+100,000	N/A
Metal Framing Replacement	-	\$75,000	+75,000	N/A
Interior Damage Repairs	-	\$100,000	+100,000	N/A
Total	\$480,000	\$1,350,000	+\$870,000	+181.25%

CASE STUDY:

PARKING GARAGE MAINTENANCE COST ANALYSIS

Service Needed	Quote in 2012 (USD)	Quote in 2017 (USD)	Difference (USD)	Difference (%)
Exposed Deck Waterproofing	\$150,000	\$175,000	+\$25,000	+16.7%
Sealants	\$35,000	\$42,500	+\$7,500	+21.4%
Minor vs. Substantial Concrete Repair	\$12,000	\$40,000	+\$28,000	+233.3%
Minor PT Repair vs. Barrier Cables	\$5,000	\$50,000	+\$45,000	+900%
Total	\$202,000	\$307,500	+\$105,500	+52.23%



THE HIDDEN COSTS OF LEAKS

The hidden costs of leaks in commercial buildings go beyond the visible damage, accumulating over time and affecting various aspects of operations and occupancy.



Repair & Restoration Costs

Interior damage leads to costly repairs and restorations.



Labor Costs

Regular and overtime labor expenses incurred during cleanup efforts.



Lost Revenue

Loss of space utility and associated revenue due to damage or repairs.



Tenant Issues

Tenant complaints and potential legal claims arising from water damage issues.



Employee Impact

Negative impact on employee morale and productivity in poorly maintained buildings.



Safety Risks

Such as slip and fall accidents due to wet surfaces.



Health Concerns

Mold and mildew proliferation from excess moisture leads to poor air quality and health concerns.



Insect Infestation

Damp conditions can attract insects like termites that can cause further damage and pose health risks.



Chemical Emissions

Moist environments can lead to the breakdown of building materials, which may release volatile organic compounds (VOCs) and other toxic substances.

Recognizing these hidden costs underscores the importance of proactive measures beyond a reactive fix to immediate issues;

WATERPROOFING IS A STRATEGIC INVESTMENT IN THE BUILDING'S FUTURE.



MITIGATING HEALTH & SAFETY HAZARDS

By effectively sealing out moisture, waterproofing systems play a pivotal role in ensuring the health and safety of building occupants.

Allergens & Toxins

All molds have the potential to produce allergens, which can trigger allergic reactions and asthma attacks in sensitive individuals. Certain molds produce potent toxins that pose serious health risks that can affect occupants, even without allergies or asthma.

Waterproofing inherently reduces the risk of mold and bacteria growth by preventing water entry, ensuring the indoor environment remains safe and healthy. This aspect of building maintenance is critical in preventing health issues among occupants and circumventing the extensive costs associated with mold remediation.

Structural Instability

Chronic moisture can weaken structural components, potentially leading to accidents or injury from structural failures. The tragic collapse of **Champlain Towers in Surfside, Florida**, is a stark reminder of this. The catastrophe resulted in the loss of life, numerous injuries, and extensive property damage, highlighting the critical importance of comprehensive maintenance and timely repairs to ensure structural integrity and safety.



STEPS TO EFFECTIVE PREVENTATIVE MAINTENANCE

Effective preventative maintenance is a cornerstone of building management to ensure your building's resilience against the elements. Let's delve into the essential practices constituting a comprehensive preventative maintenance strategy.

1 For Effective Waterproofing, Turn to the Experts

When it comes to waterproofing, the expertise of seasoned professionals is invaluable. They bring a nuanced understanding of building structures, materials, and the underlying vulnerabilities that might not be apparent to the untrained eye. Through comprehensive assessments and detailed inspections, waterproofing specialists can pinpoint the root causes of water infiltration and devise targeted strategies that provide long-term protection.



Case Study: THE COST OF INADEQUATE WATERPROOFING

The risks of improper waterproofing are illustrated in the case of a relatively new building where inadequate workmanship and joint/stucco application led to water intrusion. Improper initial waterproofing led to water penetration through seals and stucco, which, in turn, led to water intrusion into the metal framing. The resulting corrosion of the internal steel bars caused stucco layers to peel and further damaged the structural integrity of the balconies.

Rectifying these issues was extensive and remarkably costly due to the damage incurred over several years following construction. This example not only underscores the consequences of inadequate waterproofing but also the critical role of professional expertise in ensuring correct application. Further, with regular preventative maintenance, early signs of water intrusion could have been detected, allowing for timely corrective measures before these issues escalated into serious structural failures.

2 Regular Inspections and Early Detection

One of the pillars of effective waterproofing is the practice of regular inspections. Such checks, conducted diligently, can catch potential issues before they escalate, allowing for timely interventions that prevent costly overhauls. By training staff or collaborating with professional services, building managers can ensure that their properties remain vigilant against the threat of water damage.

3 Implementing a Preventative Maintenance Program

A robust preventative maintenance program is the foundation for long-term waterproofing success. Managers can prioritize critical tasks and ensure a proactive stance in building care by developing a checklist and maintenance schedule tailored to the property's needs. We encourage you to utilize our preventative maintenance checklist to help you identify and address potential issues before they escalate.



ACCESS CHECKLIST

Get started today with our digital **checklist tool**. Upon completion you will be able to review your answers which will also be sent to your email.

4 Investing in Partnerships for Waterproofing Excellence

The alliances formed with professionals in the field of waterproofing are vital. These partnerships provide access to the expertise necessary to tackle complex issues efficiently and effectively. Regular engagement with maintenance partners for inspections, certifications, and repairs is essential for the enduring health of a property.





PROACTIVE WATERPROOFING & PREVENTATIVE MAINTENANCE STRATEGY

Proactive waterproofing is a strategic measure beyond routine maintenance to prevent extensive costs associated with water damage repairs. By implementing effective waterproofing measures, you can prevent potential damage and expensive repairs related to water infiltration. While it requires an upfront investment, the long-term savings from avoiding costly repairs, structural damage, and health hazards outweigh these challenges.

KEY TAKEAWAYS FOR STRATEGIC WATERPROOFING:

1 Proactivity Prevents Costly Overhauls

Timely waterproofing can avert substantial repair costs. As seen in our studies, delayed action increased repair costs by 181.25% and 52.23% in just a few years.

2 Health and Safety

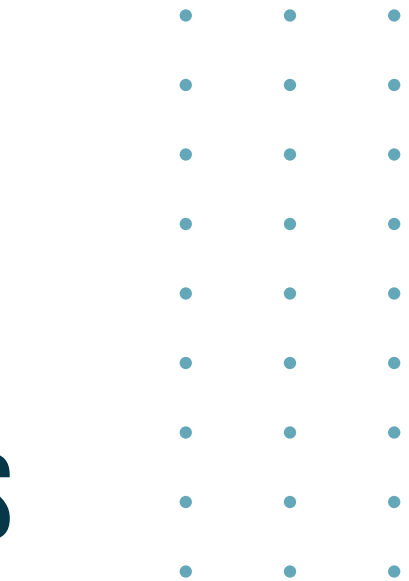
Effective waterproofing also contributes to a healthier, safer indoor environment, reducing risks related to moisture and mold.

3 Long-term Asset Protection

Regular waterproofing maintenance helps sustain the building's structural integrity and market value over time.

4 The Right Partner

Experienced professionals know what to look for, offering faster diagnosis and remedies. Their expertise in advanced technologies, proper materials, and industry best practices, augmented using a comprehensive checklist, provides long-term protection and ensures thorough leak investigation and repair coverage.



REVIEW YOUR CHECKLIST FINDINGS WITH OUR EXPERTS

Valcourt's waterproofing expertise ensures comprehensive building protection. Our detailed inspections and tailored strategies mitigate water infiltration risks, ensuring your property's longevity, value, and safety.

Now that you've worked through the waterproofing checklist and identified your waterproofing vulnerabilities, it's time to take the next crucial step. Please schedule a consultation with Valcourt to review your findings and receive a comprehensive estimate. Our experts will assist in planning and budgeting, ensuring that your waterproofing investment is efficient and effective.

[Schedule a Consultation](#)

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