



Les Diplomates 3: Controlling Variables with Panelized Construction



Challenge

Located on the banks of the St. Lawrence River, Quebec City boasts the fifth-highest average rainfall of any major city in Canada—nearly 50 inches of precipitation falls on the city each year. When Canam Group Inc. was tapped to provide a panelized building envelope for the 6-story Les Diplomates 3 apartment building, Project Manager Georges-Etienne Bouffard recognized that his core goal would be reducing the risk of water penetration. Complicating that goal, however, was an ongoing lack of skilled labor in the Quebec region. That meant Bouffard needed an affordable WRB-AB that could provide

protection from bulk water infiltration, but that’s easy to install even for workers without special training.

Panelized Production Made Easy

Unlike traditional construction methods, Canam Group Inc. specializes in panelized building. Where most construction projects ship in materials and components then assemble them into a design on-site, panelized building sees workers doing the assembly before they reach the job site. By assembling a panel in an off-site controlled environment, Canam Group Inc. doesn’t have to worry about things like inclement weather or sudden temperature drops. Instead, they can rapidly build panels to exact specifications, then ship them to the job site, where only minimal effort is required to integrate the panel with the structure.

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Component Quantities:

50,000 MSF DensElement™ sheathing
950 Tubes of PROSOCO R-Guard® FastFlash®

Key Companies:

Architect:
Atelier H Architecture

Panelizer:
Canam Group Inc.

Simple Installation Saves Time

Whether in traditional or panelized construction, this easy to use system translates directly into major time savings. Thanks to the unique benefits of AquaKOR™ Technology, a proprietary innovation that integrates the gypsum core and the fiberglass mat to form a hydrophobic, monolithic surface that blocks bulk water, but allows vapor to pass through, the DensElement™ Barrier System does not require a separate WRB-AB—a major boon when time is a factor.

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With one less step to worry about, installation is faster, and because sealing with PROSOCO R-Guard® FastFlash® is so quick, Canam Group Inc. was able to reduce on-site labor by sealing all windows, penetrations, and fasteners before each panel reached the job site. “We wanted to reduce the amount of labor on-site as much as possible,” Bouffard pointed out. “No matter how experienced you are, installing liquid membrane at negative 20 degrees Celsius isn’t fun, so we wanted to install as much as possible in the factory.”

“By the time we reached the job site, all we had to worry about was sealing the perimeter,” he happily added.

Bouffard’s experience demonstrates the quality of the DensElement™ Barrier System as well as its ease of use, but there’s one more benefit that bears mentioning: versatility. The wall assembly surrounding the Les

Diplomates 3 apartment building utilizes fiber cement cladding, with which the DensElement™ Barrier System can be seamlessly integrated.

Protect Your Design, Protect Your Reputation

Georges-Etienne Bouffard has joined the numerous construction professionals who’ve learned the benefits of the DensElement™ Barrier System first-hand, and he urges his colleagues to do the same. “Some of our competitors go with building wrap for their panels because it’s cheap, but we’ve encountered leaking problems and that’s why I have stopped using those products on our panels,” Bouffard stated. “It’s not worth it to put our reputation at risk to save a few dollars when it’s just going to cause problems down the line.”

“Our customers will see the work we have done here and demand that our competitors match this level of quality,” Bouffard added. “I already recommend the DensElement™ Barrier System to clients and colleagues, and I plan to continue doing so.”



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