

250 W 50th Street

New York City, NY

ARCHITECT – WASA, New York, NY

CONTRACTOR – C & D Restoration, North Bergen, NJ

DISTRIBUTOR – Kenseal Construction Products, Long Island City, NY

Concrete Repair and
Protective Coatings
2007

PROJECT TASK

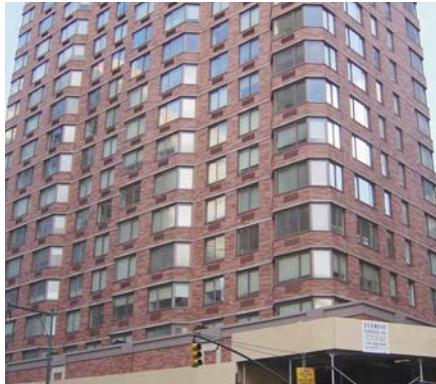
Address concrete spalling in limited areas and conceal repairs.

PROJECT SOLUTION

Use of anti-corrosion repair materials followed by a mineral silicate coating.

PRODUCTS

ECB
Conpro Set
M3P



Top three photographs were taken "during" and the bottom three photographs were taken "after" the work was completed.



PROJECT HISTORY

250 W 50th Street is located in the Theater District/Times Square area of New York City. Built in 1998, the 41 floor façade exhibited extensive concrete spalling.

The edges of each floor slab are exposed to the building exterior, creating a band or "eyebrow". Often during construction, reinforcing steel is placed too close to the edge of these slabs, which creates a condition where there is insufficient concrete cover to protect the steel. The reinforcing steel corrodes, and concrete spalls result.

WASA wanted to repair the spalling without leaving visible patches, and protect those areas from future damage.

C & D Restoration used ECB, an anti-corrosion coating and primer on all exposed rebar. ECB is single component, with a long open time. It prevents anode transfer and will not cause delamination due to temperature change. Patching was then done with Conpro Set, which also features ECB-Tech corrosion protection. Conpro Set is durable, resists cracking and

has very low permeability which protects against carbonation and chloride.

Once patching was completed, M3P mineral silicate paint was used to provide color uniformity without giving the building a painted look. Mineral silicate systems also don't peel, so blending the repair areas would not create a future maintenance issue. M3P contains a siloxane component, providing long term protection from water while remaining vapor permeable, and helping to prevent future spalling.