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SAN DIEGO OFFICE PARK USES EMERALD SYSTEM TO REACH HIGH ENVIRONMENTAL STANDARDS

Newly built complex uses CUSTOM's Emerald System™ products to meet environmental standards and gain LEED and carbon offset credits

SEAL BEACH, Calif. – June 16, 2014 – In order to meet the environmental standards necessary to pursue LEED Gold certification and gain valuable Carbon Offset Credits, the builders and developers of Township 14, a corporate office plaza in Del Mar Heights, Calif., called on Custom® Building Products' (<http://www.custombuildingproducts.com/>) Emerald System of products — best known for taking environmental responsibility beyond the current standard.

The developers Township 14 were challenged with combining the goals of responsible green building and single source manufacturing with the need to install a wide variety of tile — including moisture-sensitive limestone — amid a highly compressed schedule. The premium office park development in Del Mar Heights, just north of San Diego, called for CUSTOM's Emerald System of products to meet the environmental standards of the builders with contributions to LEED certification and Carbon Offset Credits. All of the CUSTOM products chosen at the two Class-A office buildings — plus the Technical Services team — exceeded the performance expectations of the tile contractor.

"Custom Building Products has been a supplier I've used for more than 32 years," said Orin Barretich owner of Santee, Calif.'s East County Tile and Marble, which installed the limestone exteriors and extensive amounts of interior tile of the complex. "As always, their technical assistance on this project was extremely helpful."

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Project specifications called for 36-inch long, white “Chenille” limestone tile supplied by Daltile. East County Tile asked CUSTOM to test the limestone in its lab and recommend the best installation system. CUSTOM’s Technical Services department examined samples, reviewed testing results and determined that a rapid-setting mortar such as ProLite® should be used. One of the factors considered was the limestone’s moisture sensitivity, which can present challenges if the tile is not set and sealed with appropriate products.

ProLite Rapid Setting Large Format Tile & Stone Mortar was selected to install the limestone veneer throughout the project. ProLite is a medium bed mortar that provides excellent bond strength for large format tiles like those installed at Township 14. This Emerald System product is created with recycled content, so it weighs 40-percent less than other mortars. The lightweight formula gives ProLite superior handling characteristics and also makes it easier to use on the job site. A 30-pound bag of ProLite typically covers the same area as 50 pounds of traditional mortar.

Exterior walls were prepared with CUSTOM’s RedGard® Liquid Waterproofing and Crack Prevention Membrane. RedGard was applied as a moisture barrier protecting the buildings from water intrusion. All of the limestone was grouted with Prism® SureColor® High Performance Grout, another component of CUSTOM’s Emerald System. This fast-setting, lightweight, polymer-modified grout offers consistent color despite varying conditions at the jobsite. Rapid-curing AquaMix® Sealer’s Choice® Gold was applied to protect the limestone as a pre-grouting sealer. Sealer’s Choice Gold is a premium, no-sheen formula that keeps stone looking natural while allowing moisture vapor transmission.

The interior lobbies and exterior entryways were set with large format porcelain tile measuring from 12" x 24" to 12" x 36". CUSTOM’s Large Format Tile-LFT Fortified Medium Bed Mortar was chosen for its non-slumping, lippage-eliminating properties. As with the signature limestone veneer, Prism grout was selected to finish the porcelain tile installation in these prominent, public-facing common areas. The porcelain was sealed with AquaMix Penetrating Sealer to help resist stains from foot traffic.

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RedGard liquid waterproofing membrane was applied prior to tiling the intermittently wet areas of the buildings. This included all bathrooms, the showers in the fitness center and an onsite café. The tile installed varied from 2" x 2" and 6" x 6" ceramic in the showers to quarry tile in the café kitchen.

These smaller tiles were set with VersaBond® Fortified Thin-Set Mortar, an all-purpose, polymer-modified mortar. They were grouted with PolyBlend® Sanded Grout for hard, dense joints that will resist shrinking and wear. Movement joints both indoors and outdoors were prepared with CUSTOM Commercial 100-percent Silicone Caulk, which remains permanently flexible to protect the tile.

From specification consultations and materials testing to installation training and regular site inspections, the team at CUSTOM was on hand to help at every step of the tiling process. "I have great confidence in their products and their service," said Barretich. "Both gave an excellent performance during this project."

Custom Building Products is committed to environmental responsibility in both products and manufacturing practices. More than 100 CUSTOM Build Green® products contribute to LEED certification with low VOCs, recycled content and regionally sourced materials. CUSTOM's Emerald System goes a step further, with products that are guaranteed to comply with environmental agency regulations. The Emerald System is also the first line of tile installation products to offer Carbon Offset Credits that help reduce greenhouse gas emissions. Plus, these elite products are so durable that they are eligible for up to a Lifetime System Warranty.

Township 14 has applied for LEED-CS Gold certification from the U.S. Green Building Council for Building One, and LEED-CS Silver certification for Building Two. LEED contributing products such as CUSTOM's ProLite and Prism helped to earn important points for these applications. Installing these Emerald Systems products also qualified the project for over 7,000 Carbon Offset Credits from TerraPass to reduce environmental impact.

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PRODUCT USED: RedGard® Waterproofing and Crack Prevention Membrane; ProLite® Rapid Setting Large Format Tile & Stone Mortar; Prism® SureColor® High Performance Grout; Large Format Tile-LFT Fortified Medium Bed Mortar; AquaMix® Sealer's Choice® Gold; AquaMix® Penetrating Sealer; VersaBond® Fortified Thin-Set Mortar; PolyBlend® Sanded Grout; Commercial 100-percent Silicone Caulk.

LOCATION: San Diego, CA

YEAR COMPLETED: 2014

ARCHITECT: Gensler, San Diego, CA

GENERAL CONTRACTOR: DPR Construction, San Diego, CA

TILE CONTRACTOR: East County Tile and Marble, Santee, CA with work also completed by Wirtz Tile and Stone, San Diego, CA

CUSTOM BUILDING PRODUCTS TEAM: John Diaz, CSI, CTC, architectural consultant; Brian Swann, territory manager; Chris Vombauer, regional technical services representative.

About Custom Building Products

Celebrating its 50th Anniversary in 2014, Seal Beach, Calif.-based Custom Building Products is North America's leader in flooring preparation products and tile and stone installation systems for residential and commercial projects. The company's product brands, including WonderBoard® Lite backerboards, RedGard® waterproofing membrane, SimpleMat® tile setting mat, Fusion Pro™, Prism®, CEG™ and Polyblend® grouts, a comprehensive line of lightweight mortars, TileLab® and Aqua Mix® maintenance products, and SuperiorBilt® tools, are considered among the most popular and most trusted by industry professionals. Custom Building Products continually raises standards for the flooring, tile and stone industry through its commitment to provide performance-driven installation systems and support.

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For more information on CUSTOM's quality tile, stone and flooring installation products and comprehensive resources including product and warranty information, installation specifications and technical support, please visit www.custombuildingproducts.com or call (800) 272-8786.

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