

INSTALLING LUXURY VINYL TILE AND PLANKS IN WET AREAS

With the great advancements in new technology and manufacturing, today's Luxury Vinyl Tile (LVT) and Luxury Vinyl Plank (LVP) Flooring sales have exploded in the USA & Canada. Not only do they mimic hardwood and ceramic tiles in styles and colors, they're much more durable and resistant to the effects of moisture and water exposure than traditional vinyl floorings. This increased moisture resistance has led to these materials described as "waterproof" flooring and they are now specified in many areas not previously used.



The term "waterproof" for LVT/LVP isn't clearly defined at this time, but manufacturers recommend these products in commercial common areas such as lobbies, restrooms and kitchens, institutional facilities and multi-family residential applications. They can be grouted like ceramic tiles or their seams can be exposed.

The suitability of these resilient flooring systems, even those marketed as waterproof, should be evaluated not only based on the flooring product but also the adhesive installation materials, surface preparation products and substrates, as they may not be recommended in these areas and can be damaged when exposed to water.



Self-leveling underlayment over plywood

This is particularly important where vinyl tile and plank flooring are installed with un-grouted, open seams that will allow water to flow beneath it. Excessive and/or repetitive intermittent moisture/water exposure can adversely affect the flooring adhesives, cement self-levelers and patches, and deteriorate substrates of plywood and OSB (oriented strand board) panels. Water damage can also occur to ceiling components such as drywall and plaster.

As noted below, these damages are not warranted by manufacturers:

- *Waterproof warranty applies to the LVT product itself and does not extend to damage of the subfloor or adhesives. The warranty refers to topical moisture or topical water exposure. It does not cover moisture or water coming from below or underneath the product, and does not cover flooding or intentional damage or misuse.*
- *The waterproof warranty excludes damage to furniture, fixtures, walls, subfloors, moldings, trims, underlayments, radiant heating elements, or anything not related to the Luxury Vinyl Flooring. Also, any damage resulting from mold and mildew growth is not covered under these warranties.*

Contact Custom Building Products Technical Services for recommendations regarding your flooring assembly.

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