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ENCASEMENT OF ASBESTOS CONTAINING TEXTURED CEILING IN DORMATORY STAIRWELL

University of North Dakota
Grand Forks, ND

Challenge: A portion of the textured acoustical ceiling in the stairwell of a dormitory at the University of North Dakota had become damaged to the point where the asbestos containing texture along with lead-based paint on the surface of the textured ceiling, was crumbling off onto the stairs below. Removal and replacement of the textured ceiling was considered prohibitively expensive (\$7-11 per square foot).



Solution: A decision was made to use encasement to eliminate this hazard. SE-110 Penetrating-Stabilizer (primer) was first applied onto the entire stairwell ceiling to stabilize this surface. Next, the damaged areas (with visible profile differences) were built up with SE-150 architectural sealant, after which the entire stairwell ceiling was sprayed with SE-120 Protective-Skin topcoat. Finally, to make the patched area less conspicuous, some grit was added to a quart of SE-120 topcoat that was then brushed over the patched areas to create a textured appearance.

The estimated cost of encasement and repairs in this area was in the range of \$3-4 per square foot, including containment, a net savings of 55-70%. The abatement workers employed by the University of North Dakota applied the SAFE Encasement Systems products themselves.