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Abatement by Encasement:
Safeguarding People
while Saving MoneySM.

ENCASEMENT of ASBESTOS FIREPROOFING Colorado State University Ft. Collins, CO



Encasement became a U.S. EPA (Environmental Protection Agency) accepted abatement action in July 1990 when the EPA issued Publication # 20T-2003, the "Management Planners Guideline for Managing Asbestos in Place". Encasement is described as; directly covering the Asbestos Containing Material (ACM) with a liquid applied, hard-setting sealing material that forms a monolithic, seamless jacket that totally encloses (encases) the ACM, leaving zero air-gap.



Challenge: Planned renovations at the Moby Gym on the Colorado State University campus in Ft. Collins, CO, necessitated the abatement of asbestos fireproofing on beams as well as overspray on the corrugated deck ceiling and the HVAC system ducts. Note that the finished renovation project would include the need for fireproofing and fire protection.

In order to reduce the cost of abatement and accomplish the work in a shorter period of time, the form of abatement known as encasement was selected over removal and replacement. Encasement involves the use of a surface stabilizing primer to penetrate, mitigate brittle and friable properties, increase adhesion. Then a tough, flexible topcoat is used over the sealed and stabilized surfaces.

Solution: The SE-110 Penetrating-Stabilizer (primer) was spray-applied to achieve a coverage rate equivalent to 16-20 wet mils over the beams and 10-12 wet mils over other surfaces. The SE-110 primer, which penetrates into the asbestos rendering it non-friable, remains tacky when dry. SE-120 topcoat was then spray-applied to achieve the same coverage rates. The SE-120 topcoat bonds with the primer forming a tough, long-lasting, flexible, seamless protective barrier that prevents the asbestos from getting into the environment, while keeping the good fireproofing properties of the ACM. Cost savings were estimated at 60% to 70% less than abatement by removal and replacement