

MAPEI Grout Helps Mitigate Mold at Washington Hospital

Architects are concerned about mold more than ever, especially in buildings like hospitals that need the best protection available. That's why Zimmer Gunsul Frasca (ZGF), Architects, specified MAPEI's *Ultracolor*[®] ultra-premium sanded grout for use on the interior and exterior of the new Legacy Salmon Creek Hospital in Vancouver, Washington.

Ultracolor contains BioBlock[™] antimicrobial technology, which has been added to select MAPEI grouts to help inhibit the growth of various types of odor- and stain-causing mold, mildew and bacterial growth. BioBlock technology provides built-in antimicrobial protection without expensive additives, extra steps or added time.

According to ZGF specifications writer Dwayne Hunting, "We are increasingly aware of the need to be health-conscious regarding projects such as large hospitals. We tailor our specifications to their needs, and we are constantly looking for materials that mitigate detrimental occurrences such as mold."

This attitude is underscored in a recent article about how mold costs contractors and facility owners. Charles Perry, principal and founder of Environmental Assurance Group, wrote:

Perception is reality, and if the perception is that there is mold onsite, then the builder's reputation will be tarnished, even if that particular strain of mold does not affect physical health. This is true for three reasons:

- There is no longer any coverage for mold in commercial or multifamily property-casualty insurance.
- The next alternative for a financial solution is litigation – one of the primary reasons lawsuits involving mold and real estate are being filed at a rate of ten or more per day.
- [Environmental hazards such as] asbestos, lead paint and leaking storage tanks ... once you removed them, you knew they were gone ... Unfortunately, that's not the case with mold.

The only real solution to the mold problem is prevention, which means the implementation of meaningful inspection protocols and the use of mold-resistant building products, especially paperless drywall.¹

Western Tile & Marble of Seattle, the flooring contractor for the Legacy Salmon Creek Hospital, used *Ultracolor* to grout 35,000 square feet of cross-cut travertine on the exterior of the building. In addition, *Ultracolor* was used to cover 35,000 square feet of travertine and granite on the interior floors and walls of the hospital's first three levels. In addition to its mold-inhibiting characteristics, *Ultracolor* works well in dry and wet conditions. Utilizing MAPEI's revolutionary High-Hydrated Cement Technology (HCT™), *Ultracolor* achieves incredible strength in as little as three hours for applications where conventional Portland cement grouts take up to 28 days. HCT also ensures that *Ultracolor* provides high color consistency without efflorescence.

For the curved exterior façade, Western Tile & Marble first covered the subsurface with MAPEI's *Mapelastix*™ 315 to waterproof it. Then the installers used MAPEI's highly flexible *Kerabond/Keralastix*™ mortar system, which is an industry benchmark for long-term performance in the most demanding applications. Before the nearly 8,000 tiles were set, they were numbered to ensure proper placement and the integrity of the curve.

Wet weather set in as the installers neared the top of the building, so the installers switched to MAPEI's *Granirapid*® System, which also uses HCT. *Granirapid* can be used for the same demanding applications as *Keralastix*™; however, *Granirapid* cures considerably faster because its superior drying-out characteristics produce low residual moisture conditions behind the tile after 24 hours.

The interior tile setting was done completely with MAPEI's *Kerabond/Keralastix*. This mortar system gives a superior bond for such large-format tiles as the 18" x 18" travertine tiles used on the hospital's floors.

The results are beautiful. The cross-cut travertine and granite on the building's exterior reflect the warmth of the sun as the curved façade welcomes patients and visitors alike as they arrive at the

entrance. On the inside, a darker travertine covers the floors and runs all the way to the ceiling in the lobby.

Western Tile & Marble has worked with MAPEI products for more than 15 years. Project manager Lucjan Chowaniec said, "We have always had success with *Ultracolor*, *Kerabond/Keralastic* and *Granirapid*. These products perform to our expectations every time." Hunting added, "When we see success and get feedback that is positive, we continue to specify those products." It looks like *Ultracolor* will be helping to inhibit mold for a long time to come.

Consult your federal, state and local environmental and health departments for recommendations on preventing mold, mildew and bacteria growth. For the most current information on BioBlock technology's antimicrobial protection, visit www.mapei.com.

¹ *Perry, Charles. 2005. "Stop Mold with Prevention." Custom Building Products, Vol. 3, No. 2 (March 2005), pp. 28-31.*

[Our Partners/Our Products]

Our Partners:

Project Owner – Legacy Health System – Portland, OR
MAPEI Distributor – Daltile – Seattle, WA
Contractor/Installer – Western Tile & Marble – Seattle, WA
Architect – Zimmer Gunsul Frasca – Portland, OR

Our Products:

Mapelastic™ 315 flexible cement-based waterproofing membrane
Kerabond/Keralastic™ premium flexible mortar system
Granirapid® premium rapid-setting flexible polymer-modified mortar system
Ultracolor® ultra premium sanded grout
Type 1™ professional-grade floor and wall tile adhesive

[Pull Quotes]

Before the nearly 8,000 tiles were set, they were numbered to ensure proper placement and the integrity of the curve.

Kerabond/Keralastic gives a superior bond for such large-format tiles as the 18" x 18" travertine tiles used on the hospital's floors.

Wet weather set in as the installers neared the top of the building, so the installers switched to the *Granirapid* System.