

October 13, 2021  
ICRI 2021 Fall Convention



# Putting On The Ritz

## Restoration of the Ritz Carlton Hotel



**Rankin Jays**  
*MAPEI Corp*



*The ideas expressed in this ICRI hosted webinar are those of the speakers and do not necessarily reflect the views and opinions of ICRI, its Board, committees, or sponsors.*

# **“Putting on the Ritz”**

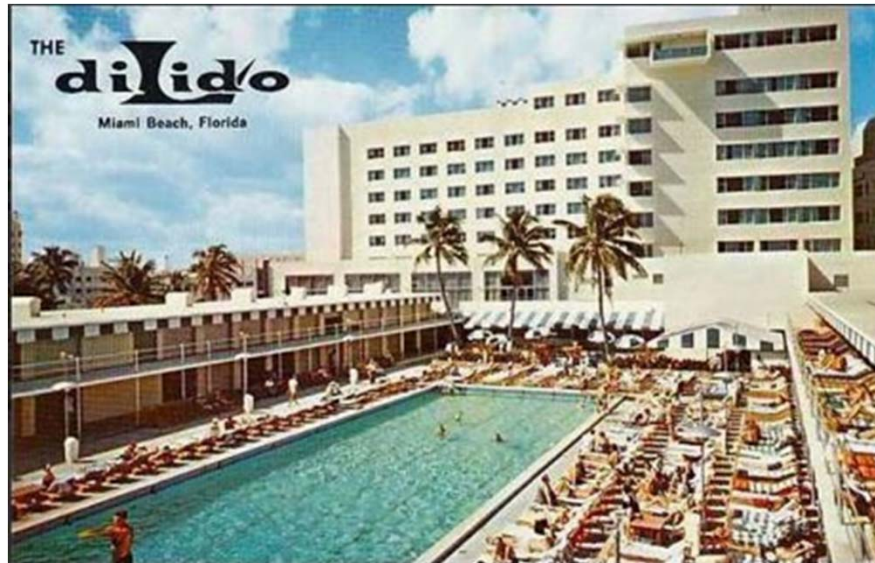
A Façade Restoration System Approach

# **“Putting on the Ritz Carlton”**

A Façade Restoration System Approach

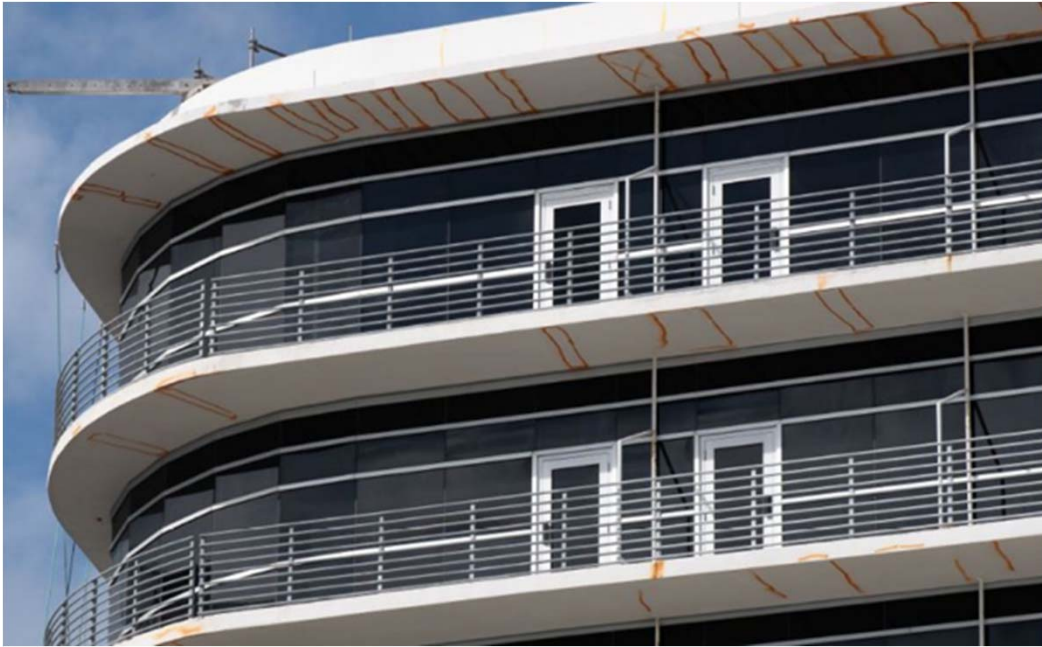
# South Beach, Miami Florida







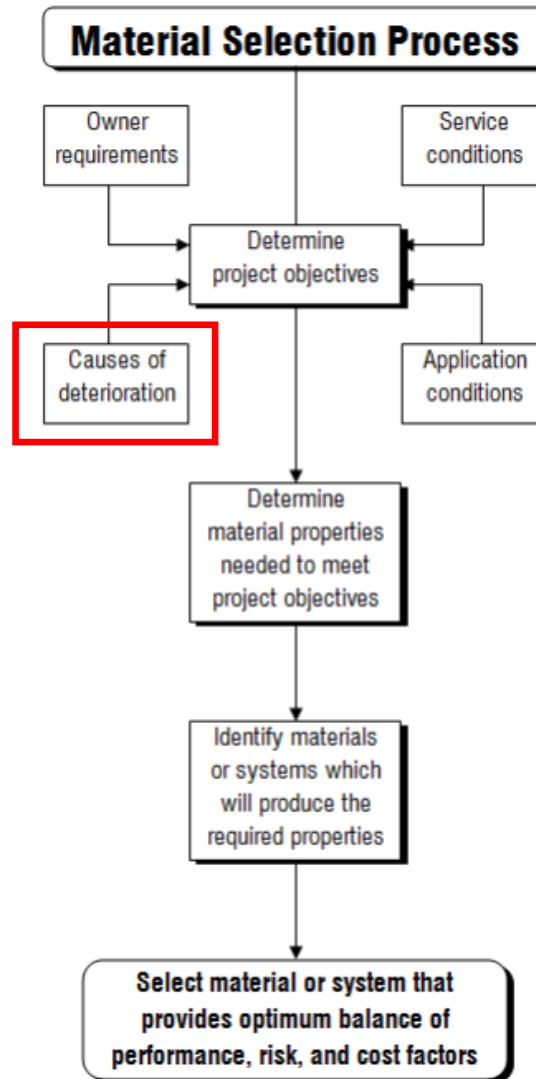


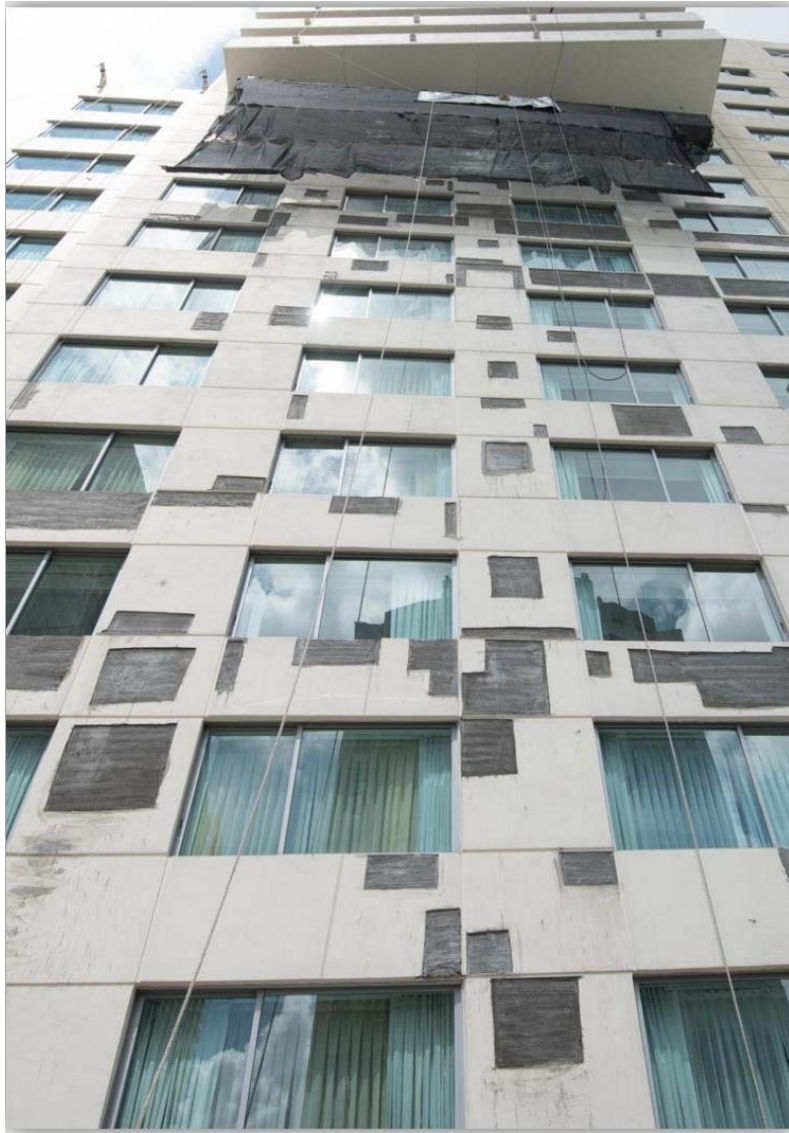




The following images are not associated with the Ritz Carlton, Miami project  
BUT are typical of the conditions encountered in the South Florida area.

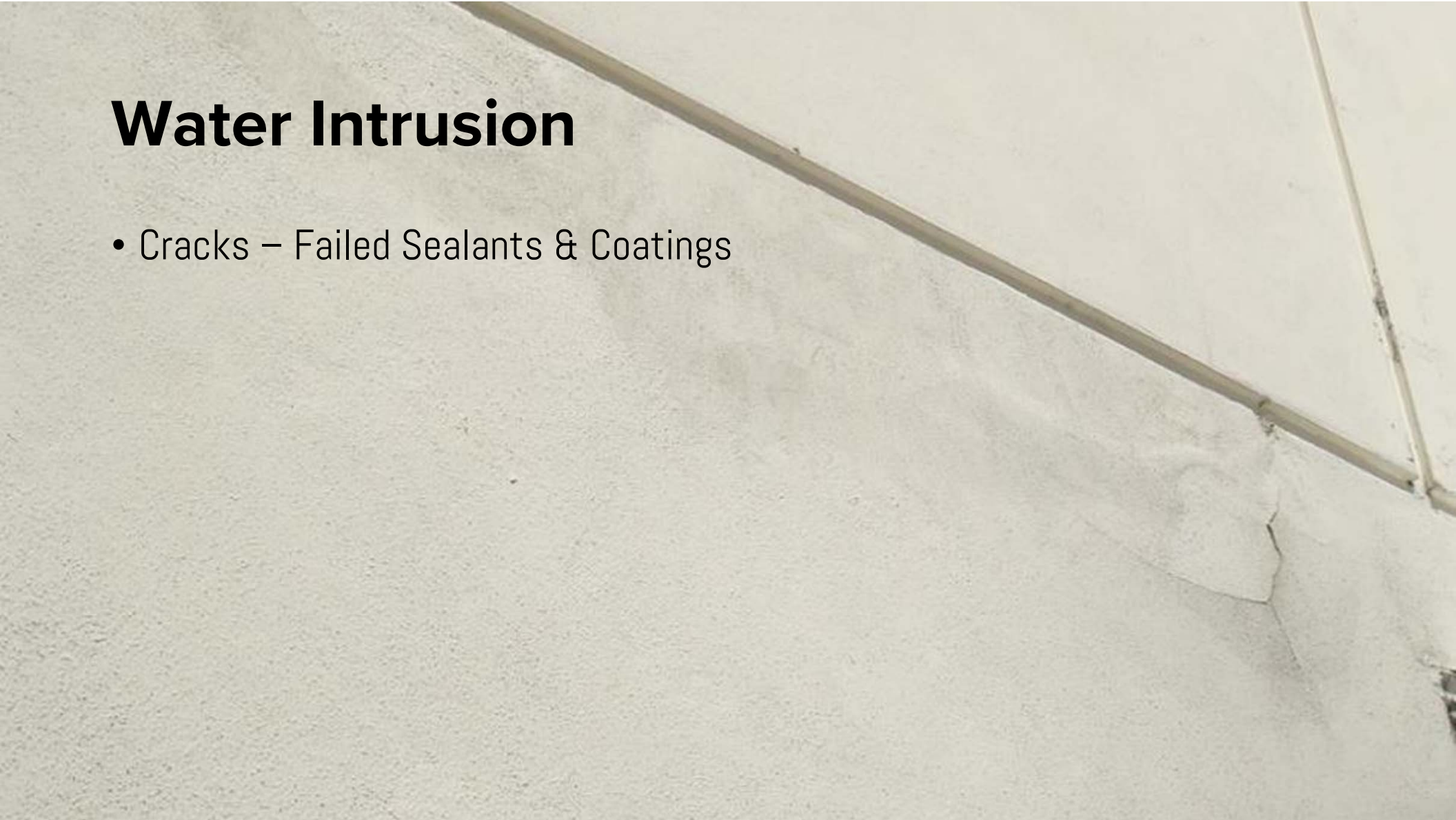
ICRI Technical Guidelines  
320.2R





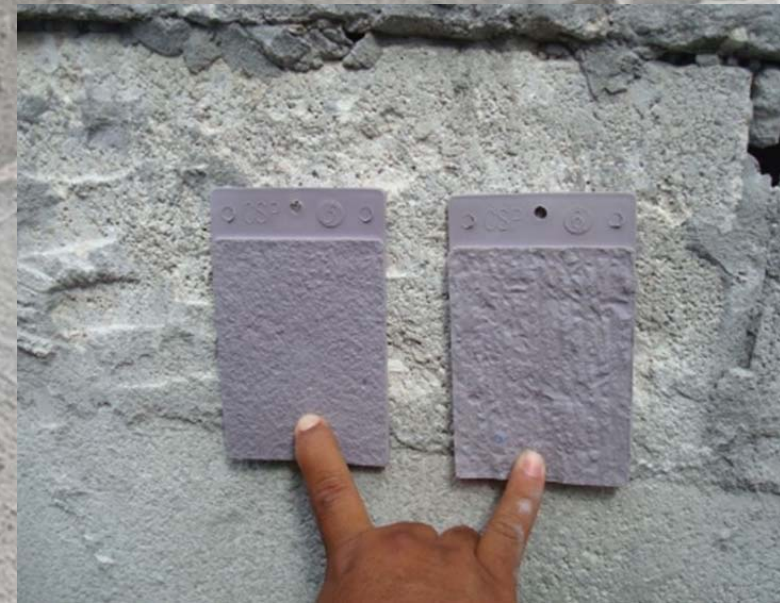
# Water Intrusion

- Cracks – Failed Sealants & Coatings



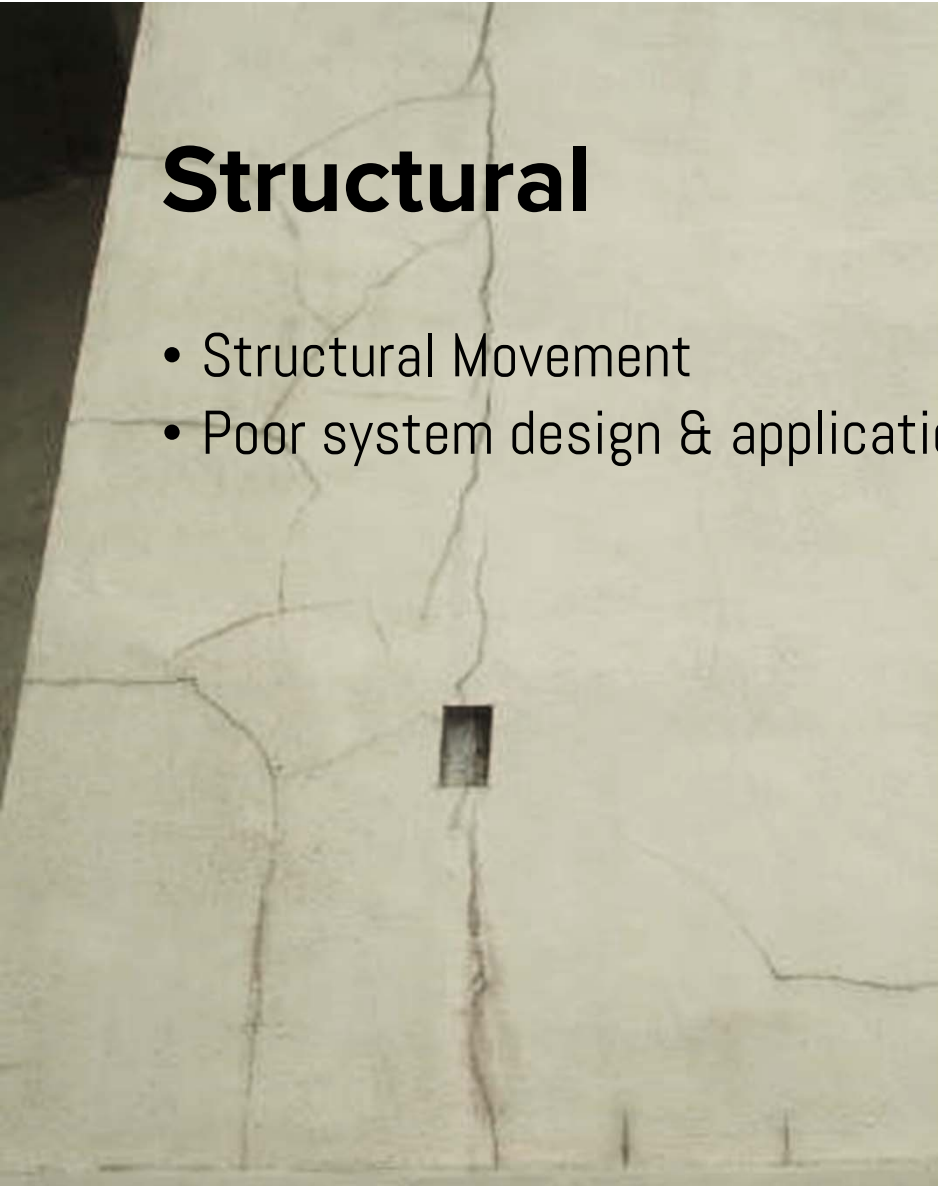
# Delamination

- Insufficient surface preparation
  - Surface residues
  - Dry substrate
  - Bonding agents
  - Inadequate surface profile
  - Mix proportioning



# Structural

- Structural Movement
- Poor system design & application

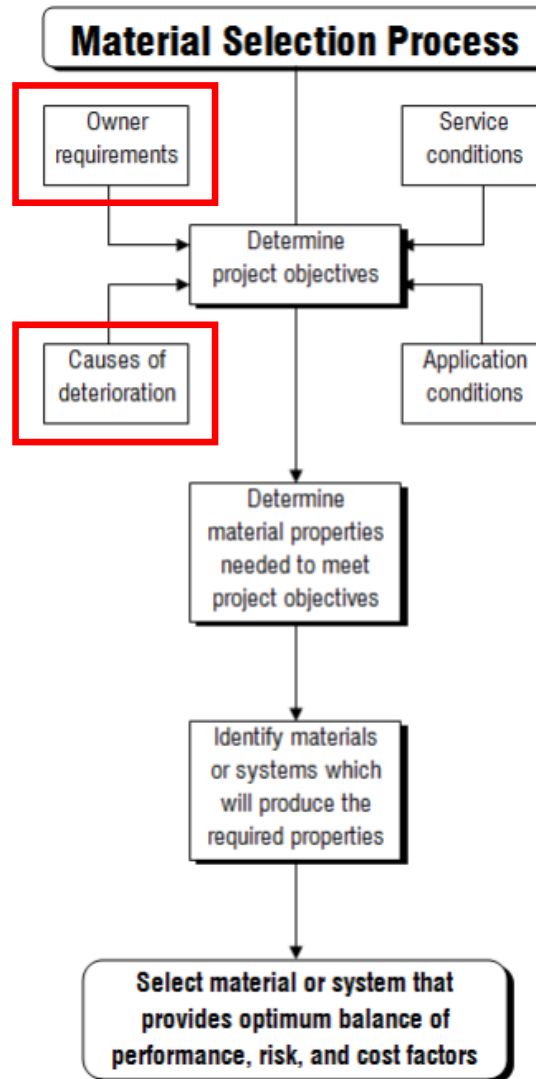


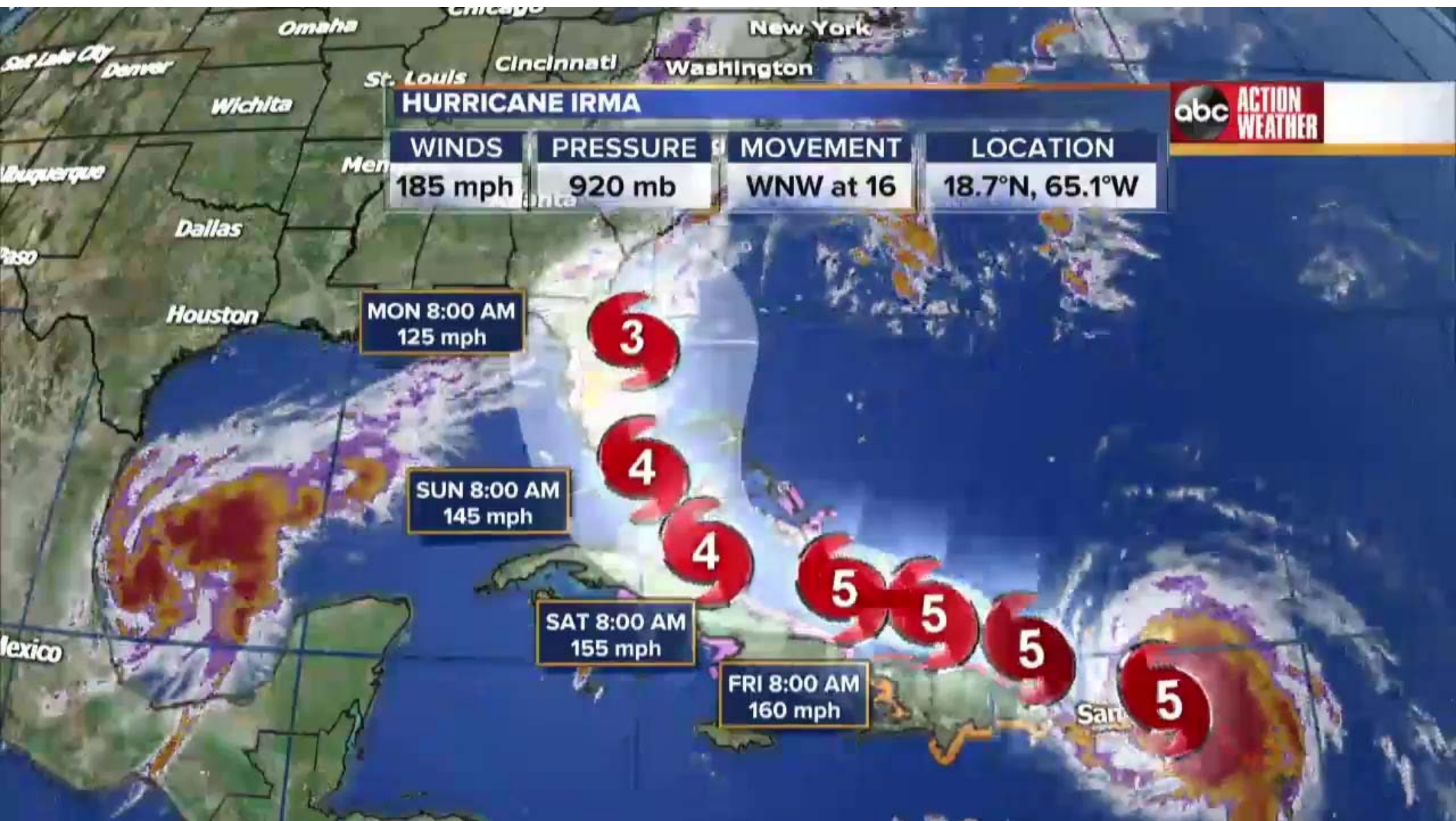






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### HURRICANE IRMA

WINDS	PRESSURE	MOVEMENT	LOCATION
185 mph	920 mb	WNW at 16	18.7°N, 65.1°W



MON 8:00 AM  
125 mph

SUN 8:00 AM  
145 mph

SAT 8:00 AM  
155 mph

FRI 8:00 AM  
160 mph

3

4

4

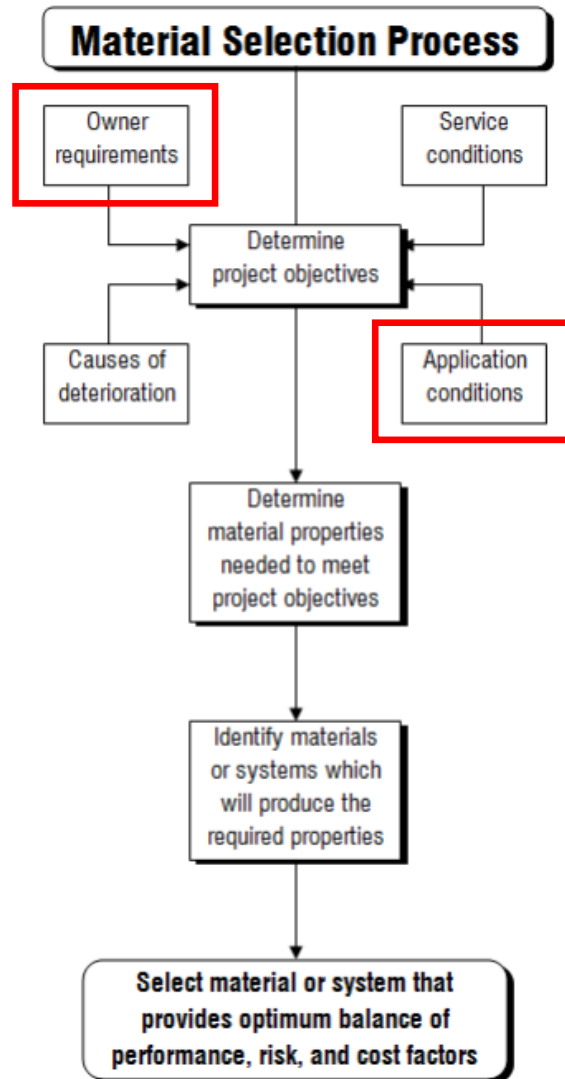
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5

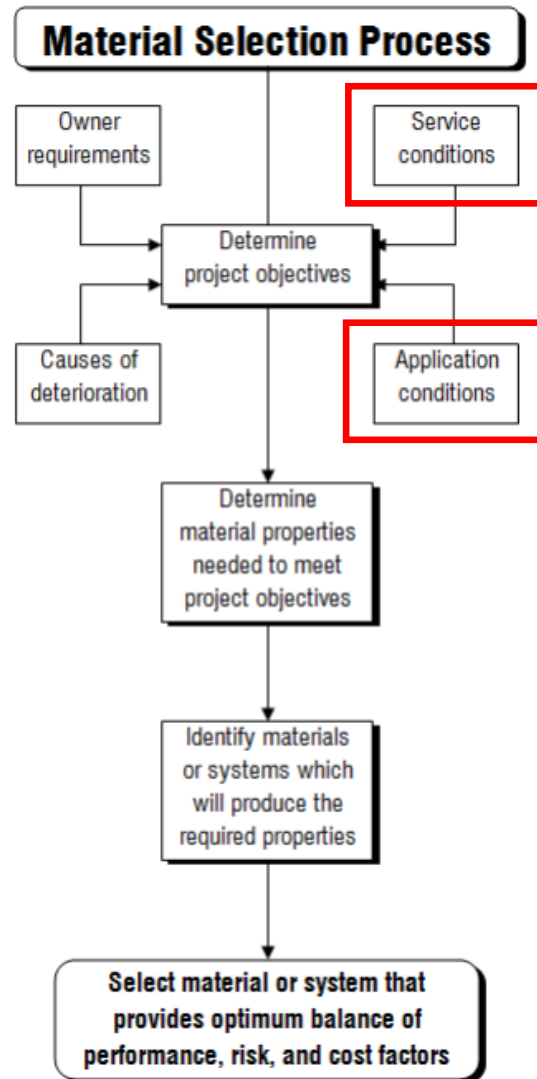
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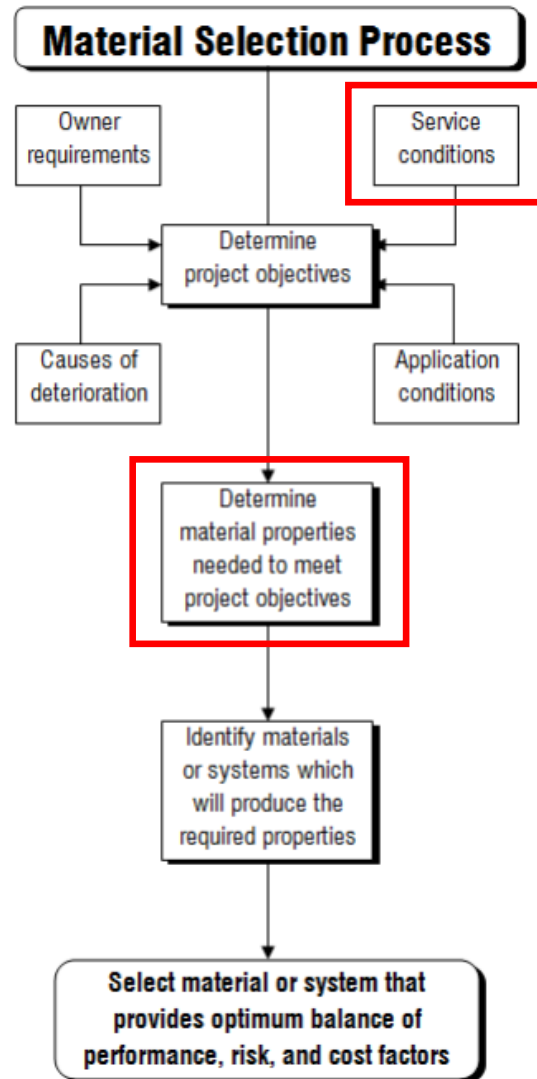


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Document Number	Document Title	FSC	Preparing Activity	Date	Superseded By	Document Status
TT-C-555B(1)	Coating, Textured (For Interior and Exterior Masonry Surface)	8010	IS	9-Feb-1973		Cancelled

### ASTM G23-96

Practice for Operating Light-Exposure Apparatus (Carbon-Arc Type) With and Without Water for Exposure of Nonmetallic Materials (Withdrawn 2000)

### ASTM C 1202

Chloride Ion Permeability ....243 coulombs  
"Very Low" Permeability Class

### ASTM D 412

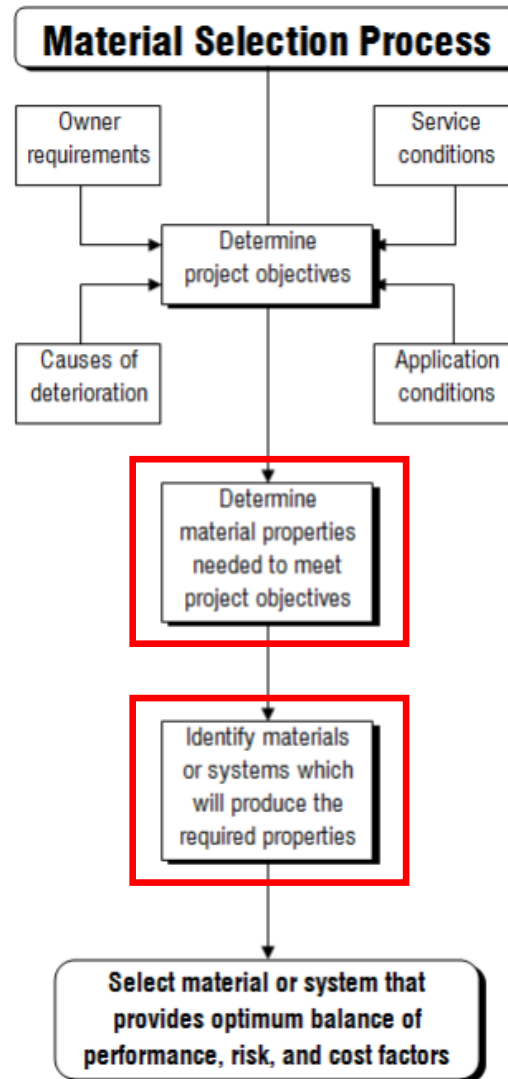
7.1.2 Unless otherwise noted, thermoplastic rubber or thermoplastic elastomer specimens, or both, are to be cut from injection molded sheets or plaques with a thickness of  $3.0 \pm 0.3$  mm. Specimens of other thickness will not necessarily give comparable results. Specimens are to be tested in directions both parallel and perpendicular to the direction of flow in the mold. Sheet or plaque dimensions must be sufficient to do this.

### ASTM D 4541 Standard Method for Pull-Off Strength

### ASTM G26-96

Practice for Operating Light-Exposure Apparatus (Xenon-Arc Type) With and Without Water for Exposure of Nonmetallic Materials (Withdrawn 2000)

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320.2R

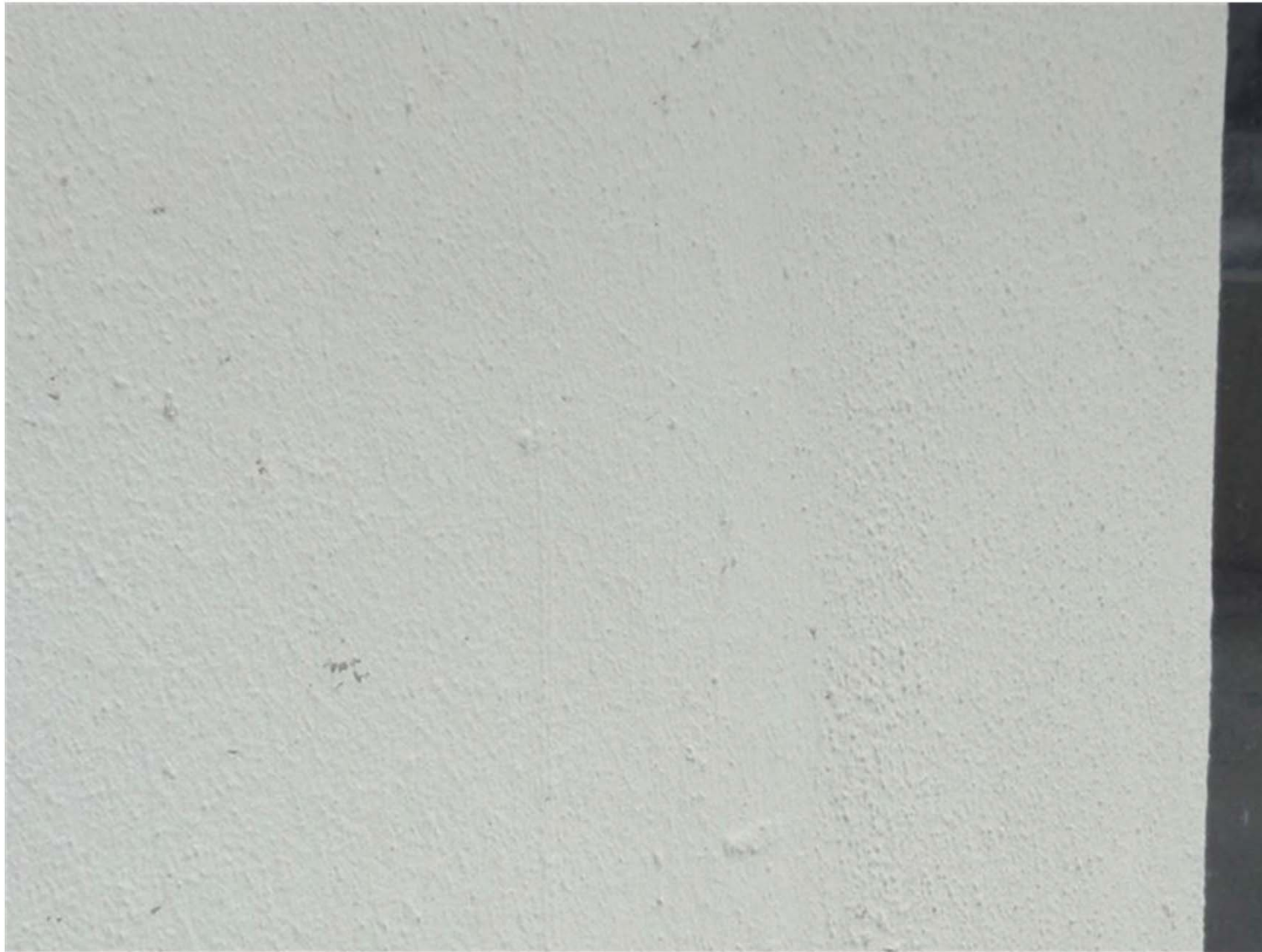


































# References

- Portland Cement Association  
Portland Cement Plaster/Stucco Manual (5<sup>th</sup> Edition)  
J.M Melander et al.
- ASTM International  
ASTM C926 Standard Specification for Application of Portland Cement-Based Plaster
- International Concrete Repair Institute Inc.  
Concrete Repair Bulletin (January/February 2021)  
Evaluation and Repair of Portland Cement-based Plaster (Stucco) on Concrete Masonry Substrates  
David G Tepke, Kent S Yarborough & Jeffrey S Miller
- Photography  
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# Questions?

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