

# PROJECT PROFILE

## CONDOMINIUM SAVED BY NO-BURN<sup>®</sup> WOOD GARD



### Dealer

<i>Dealer Name</i>	No-Burn <sup>®</sup> Canada
<i>Dealer Location</i>	Alberta, Canada

### Project Information

<i>Customer Name</i>	Scona Gardens
<i>Project Location</i>	Edmonton, Alberta, Canada
<i>Product Selected</i>	No-Burn <sup>®</sup> Wood Gard
<i>Product Application</i>	Wooden components of the walls and roof structure
<i>Application Method</i>	Airless Sprayer

### Project Background

In 2006, No-Burn<sup>®</sup> Canada was contracted to treat all of the wooden components of a major condominium construction project. The 191,000 square foot project was built in three phases: Phase One – completed and fully occupied; Phase Two – currently in the finishing stages of construction; Phase Three – currently in the framing stage of construction.

No-Burn<sup>®</sup> Canada applied Wood Gard to the wooden components of the walls and roof structure for all three Phases. The product was applied in two coats resulting in an application rate of 300 square feet per gallon as per ULC testing.

In the late evening of Oct 26, 2007 a smoke detector signaled the presence of smoke in Phase Two of the condo complex. The night watchman on duty alerted Emergency Services who were dispatched to the scene. Fire crews found smoke present in only one suite on the top floor of Phase Two. Upon rapid removal of the drywall crews were surprised to find only a smoldering fire (no active flames) within the wall cavity. The smoldering fire had climbed the wall studs to breach the separation between the fourth floor ceiling and attic space of the structure.

### Value to Purchaser

It is the nature of fire to climb within a wall cavity, releasing smoke and volatile gases into the attic space as it burns. Once the attic separation is breached, flames can ignite these gasses causing a flashover situation, which means in a single moment a very large area can become engulfed in flame and greatly increase chances of a large scale structure fire and tragic consequences.

The No-Burn<sup>®</sup> Wood Gard performed perfectly. Application of the Wood Gard to the framing prevented the fire within the wall from building at the ignition source. The fire was held to no more than a smolder which reduced the smoke and volatile gas emissions so that the attic breach was not an issue. Progression of the fire was stopped in the attic area. Lacking the necessary fuel of wood and volatile gas, it simply extinguished itself.

Damage resulting from this incident was limited to approximately seven wall studs and one 2X4 component of one roof truss. Only a small amount of water was required to ensure the smolder was subdued resulting in absolutely NO water damage, even in the fire zone area. Repairs were completed within one week at a cost of \$7,500. The damage was so slight and contained that workers were able to return to the site the day after and work in the very next room. Insurance officials for the builder estimate that potential structural damages could have reached five million dollars with the possibility of a much higher figure especially since a connected area of the complex was currently occupied.

This incident ended very well as a result of forward thinking on the part of this builder and the meticulous professional installation of the Wood Gard by No-Burn<sup>®</sup> Canada installers.