



The Moorings of Arlington Heights is a retirement community that includes a 5-story concrete-framed building, clad in brick masonry. The 5-story lobby atrium is enclosed by vertical and sloped glazing systems. Water leakage through the vertical glazing system had been an ongoing problem for many years, despite several attempts to address the leaks.

Evaluation of the water leakage included a visual review, water testing, and partial dismantling of the glazing systems. This evaluation indicated that the cause of water leakage was due to the lack of a suitable water management system within the vertical glazing system; primarily lack of end dams, weep holes, and water diverters within the glazing pockets, and lack of through-wall flashing at the base of the glazing system. Long-term deterioration of exterior gaskets exacerbated the water leakage problems by allowing significant water penetration into the glazing pockets.

A comprehensive long-term rehabilitation option was selected to address the water leakage. This option included installation of end dams and weep holes within the glazing pocket of each lite within the system, replacing insulated glass units, replacing interior and exterior gaskets, and installing a back dam and liquid-applied through-wall flashing at the base of the glazing system.

Since completion of this project, there has been no further water leakage through the glazing systems.

Project Name:
*Facade Glazing Repairs
The Moorings of Arlington Heights*

Project Location:
Arlington Heights, Illinois

Client:
*Presbyterian Homes
Evanston, Illinois*

Approximate Construction Cost:
Not Available

Year Completed:
2013

Nature of Services:
*Evaluation, Repair Design, and
Construction Phase Services*

