

Senergy[®]

Solutions in
Renovation

Design Flexibility, Aesthetics, Energy Savings



BASF
The Chemical Company



Increase the Value of Aged Buildings

Countless buildings that had declined in value have been revitalized by visionary owners and creative designers using beautiful, energy-efficient, low maintenance SENERGY Wall Systems.

SENERGY® Wall Systems offer the optimal solutions for dramatically improving the appearance, performance and value of aging buildings. **Well known for their design flexibility, aesthetics and energy savings, SENERGY Wall Systems greatly reduce the exterior maintenance and operating costs of aged structures.**

SENERGY® Wall Systems have played a key role in many successful transformations of tired, underutilized, undervalued property near city centers. Developers using SENERGY systems benefit by being able to satisfy more quickly and economically the pent-up demand of tenants who happily exchange long, costly commutes to the suburbs for added leisure time and convenience that come from living in attractive urban communities.

When modernizing property and adding new wings, count on the design flexibility of SENERGY Wall Systems to visually unify the property. The systems offer the highest degree of design and application flexibility on renovation projects and new construction. SENERGY® FINISHES in endless colors applied over the SENERGY® Wall Systems complement or cover brick, masonry, concrete or other claddings.

For retail property management, SENERGY® Wall Systems provide quick, easy and flexible means for updating exteriors to match brand image changes and to ensure a revitalized exterior that presents an inviting appearance to shoppers.

As the property in a portfolio matures, property managers and developers can add value by

renovating with a SENERGY Wall System as opposed to annually budgeting for repairs and maintenance that merely contribute to retaining value. The old commercial adage, "Location is everything" has some truth, but location plus beauty and utility is a better scenario.



Before

After

Low-end retail building transformed to doctors' offices. Southside Medical Clinic, Ontario



EIFS—Great Choice for Renovation

By using Senergy® Wall Systems, a development team can transform clusters of dilapidated or unmatched buildings into a beautiful, efficient and unified campus.

Speed of installation—Faster completion with less disruption to occupants; faster generation of rental income.

Design flexibility—No other cladding material offers the design flexibility of EIFS. Shape the project the way you want it. Integrates well with areas of brick or other claddings that you might want to keep exposed for design purposes.

Additional insulation for older buildings—Lower costs on heating and air conditioning bills; when renovating the building's HVAC equipment, the additional insulation should reduce the building's load and allow for downsizing equipment, cutting renovation investment costs.

Improves the appearance—Provide an upscale look and the added dimension of integral shapes. The building draws interest; for retail this is essential in order to compete. For other income-generating properties, it is essential for attracting and retaining tenants and reducing vacancy rates.

Economical installation—Nothing competes with the value EIFS adds when it comes to integrating architectural detailing and visual interest into the project.

Reduced maintenance cost—Fade, crack and peel resistant. High-impact system options cope with high traffic.



Underutilized warehouse space in Central Philadelphia is transformed to Strawbridge Apartments.

Before

After



Brick Renovation Solutions

Many undesirable conditions that plague aging brick or masonry buildings are neatly addressed by the design utility of Senerflex® Wall Systems.

Condition	Effect	Solution
Brick wall never had weeps or weeps have been filled in.	Water intrusion and retention within brick can elevate interior humidity levels	Senerflex® EFS adds an additional weather protection. Water-managed wall system designs provide two additional layers of moisture protection barriers.
No space between brick and substrate	Damage to windows and other wood from moisture and movement	Windows need replacement; this is an ideal time to re-clad with Senerflex®.
Insufficient or rusted brick ties	Danger of falling bricks or wall collapse	Further evaluation by qualified engineer; possible removal of bricks; Senerflex system selection to fit conditions as determined.
Inherent lack of thermal barrier	Interior wood and exterior wall move differently; cracking	Senerflex® will reduce or eliminate thermal bridges.
Absence of expansion joints	Cracked mortar, water intrusion	Use Senershield® secondary air/weather barrier to cover cracks prior to installation of Senerflex® to eliminate points of moisture intrusion.
Freeze-thaw cycles	Exacerbates cracking and contributes to rotting sills. Especially harsh on brick that has already been pitted or started to spall.	Senerflex® withstands freeze/thaw cycles and puts the dew point farther outside the existing wall.
Low lime content in mortar	Stronger than lime mortars, cement mortars can be so strong they will cause brick to crack during freeze thaw cycles.	Misuse of low lime mortars contributes to deterioration of brick and masonry. Replacement with proper mortar is expensive. Senerflex® reduces climatic impact upon the interaction of mortar and brick.

The Senerflex® Classic PB Wall System was integrated with the existing brick to give the building a new look.
Nain Place, Sudbury, ON



Before



After

Senergy® System Selection

Each renovation project has unique characteristics and requirements. With Senergy®, you can choose the wall system that is the best match to your selection criteria.

System	Classic PB EIFS	Secondary Barrier Design	Channeled Adhesive Design	Adhered Mat Design	Textured Acrylic Surfacing Systems	Cement-Board Stucco
Insulation desired	●	●	●	●	☐	☐
Walls are sound	●	●	●	○	●	○
Leaking brick, masonry	●	●	●	●	☐	●
Water-management required	☐	☐	●	●	☐	○
Windows being replaced	●	●	●	●	●	●
Building is 6+ stories	●	●	●	●	●	☐
Air barrier required	☐	●	●	○	☐	☐
Existing wall is concrete	●	●	●	☐	☐	☐
Existing wall is metal	○	○	○	○	☐	☐
Panelizing desired	●	●	●	☐	☐	☐

- In most instances, the system is qualified for this criteria.
- Discuss your project requirements with the BASF Wall Systems Technical Department
- ☐ Generally, this system is not recommended as a solution to this requirement

Senerflex® Classic PB EIFS

This polymer based EIFS, sometimes referred to as synthetic stucco is a Class PB EIFS that is adhesively applied and provides primary barrier moisture control.



Senerflex® Secondary Barrier Design

Class PB EIFS incorporating a secondary air/weather barrier.



Senerflex® Channeled Adhesive Design

Water-managed Class PB EIFS incorporating vertical drainage channels and a secondary air/weather barrier.



Senerflex® Adhered Mat Design

Water-managed Class PB EIFS incorporating an unobstructed drainage plane and a secondary air/weather barrier.



Textured Acrylic Surfacing Systems

When insulation is not required, this system adds color, texture and shapes over approved wall surfaces.



Cement-Board Stucco

High-impact and puncture resistant, water-managed wall system incorporating a cement board core, reinforced base coat and 100% acrylic polymer exterior finish.



Senerflex® can help draw customers to retail business.



After

Before

Best Choice— Senenergy® Products

In many cases, there are very good reasons to go beyond the basic wall system components. An array of Senenergy® Wall System options are available when you want to consider elevating the long-term performance, enhancing the appearance or simply adapting the system to existing conditions.

Senershield™ and Senershield-R	Flexible coatings that create a continuous Type III air/weather barrier, the highest rated.
Xtra-Stop Base Coat	The highly water-resistant base that is ideal for surfaces such as sloped parapets, window sills and splash zones.
Alpha Genie Base Coat	A higher build, fiber-reinforced base that can level shallow spots and fill small voids.
Tinted Primer	Alleviates shadowing of the finish coat and enhances overall system performance.
Surface Stabilizer WB	Water based, penetrating surface conditioner that improves bonding of the wall system to chalky cementitious surfaces.
High-Impact Reinforcing Mesh	Heavy duty option for high traffic areas.
Seneflex® Finishes	100% Acrylic finishes provide flexible, fade- and crack- resistant aesthetics over all Senenergy Wall Systems and surfacing systems.
Specialty Finishes	Can replicate the look of monolithic stone, brick, cut block and metal panels.



Reasons to consider Senenergy® Wall Systems

1 Proven track record
Since 1979, Senenergy® has been a leader in the EIFS and stucco industry.

2 Single source warranty
BASF stands behind the cladding and sealant. Soudastic® 150 with VLM technology is the sealant designed for EIFS and stucco systems by our sister company, BASF Building Systems. Obtain more information at www.BASF-wallsystems.com.

3 Technical support

- Consultation
- On site
- Plan review
- WVT analysis
- Additional engineering feedback

4 Vast, strategically located distributor network
Knowledgeable and service-oriented

5 Wide flexibility in aesthetics

- Color, texture and form
- Replicate brick, cut stone, metal panels, granite
- Totally transform a building's appearance

6 Access to approved applicators

7 Backed by BASF, the world's largest chemicals company





In a world full of choices, we have focused our people, products, systems and network of support services on helping you produce the most beautiful and enduring structures possible.

When you build with Senergy[®],
you *Build with Confidence*[®].

Call us at 1-800-221-9255 to find out more and for a distributor in your area.

NOTE

BASF Wall Systems is an operating unit of BASF Construction Chemicals, LLC. (herein after referred to as "BASF Wall Systems")

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