

## Elastomeric Coating Breathes New Life Into County Building

Iredell County Government Center | Mooresville, North Carolina

### CHALLENGE

When Iredell County officials purchased the four-story building now known as the Iredell County Government Center, it was in bad shape. It was a former hospital built in 1930 that had sat vacant for at least five years prior to the county buying the property. The building had an exterior finishing insulation system (EFIS) that was badly deteriorated, with holes and cracks in various places. There was dirt and various other environmental stains on the building and many of the windows leaked. The county spent the majority of its time renovating the interior of the facility to create space for the county's health department, sheriff's office, adult probation office, courtrooms and judges' offices. But the exterior of the building and its leaky windows had reached a point where they could no longer be ignored. "There were several problem areas in the building, some that we could never get to stop leaking," explained Scott Heath, skilled trades manager for the county. "It was time to start putting some time and effort into repairing the exterior."

### SOLUTION

Heath, who had leaned on local Garland representative, Matt Greco, in the past for information, contacted him again and explained his current situation. Before making any recommendations, Greco inspected the building and then suggested the county utilize EagleView® Technologies to conduct aerial wall measurements of the building, which included measurements of all of the building's 331 windows. "Using EagleView made it really easy for the contractors to bid the work. Rather than measuring around each window, they were able to refer to the report and provide accurate bid proposals," said Greco.

Since a large majority of the windows were leaking, Greco recommended removing the existing caulk, backer rod, and sealants before installing new backer rods and resealing the windows with Garland's Tuff-Stuff® MS moisture-curing, single-component, non-sag sealant. For the exterior of the building, Garland's Tuff-Coat™ architectural wall coating was sprayed and then back-rolled onto the building. The EFIS was so weathered that this project required heavier than normal application rates. Greco explained, "Tuff-Coat was the perfect solution for the Iredell County Government Center. The multi-functional coating dampproofs while also bridging hairline cracks, hiding stains and reducing wall temperature."

**"The EagleView aerial wall report was extremely helpful not only during the bid process, but throughout the project."**

**- Scott Heath  
Skilled Trades, Manager**

Greco helped coordinate the 60,000-square-foot project with Custom Coatings, Inc. of Hickory, North Carolina, to ensure the project was completed on time and on budget.

Heath was thoroughly impressed with the success of his first project with Garland.

"The EagleView aerial wall report was extremely helpful not only during the bid process, but throughout the project. I found myself going back to it again and again. I would like to have one done for every one of our county's buildings," Heath said.

He continued, "This project went really well. I was really impressed with Matt's and the contractor's professionalism throughout the entire project."

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**Matt Greco**

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## GOVERNMENT



**Project:** Iredell County Government Center

**Location:** Mooresville, North Carolina

**Garland Rep:** Matt Greco

**Contractor:** Custom Coatings, Inc.

**Materials Used:** Tuff-Coat™,  
Tuff-Stuff® MS