



LIFE PAINT CORPORATION 12927 Sunshine Avenue, Santa Fe Springs, CA 90670

June 23, 2017

RE: Senate Bill No. 465 Hill (Chapter 372, Statutes of 2016)
CBSC Working Group (EEE Subcommittee)
Balcony Deck Failure Incident on June 16, 2015
Library Gardens Apartments
2020 Kittridge Street
Units 305 & 405
Berkeley, CA

The incident that took place on June 16, 2015 at the Library Gardens Apartments in Berkeley, California was a tragedy. A terrible incident that could have been avoided but, instead resolved in the death of a group of young adults who had put their trust in their residence, the architect, and the contractors who designed and constructed the complex. Many questions were to be asked as to why this happened and the investigation report did a fantastic job at discovering and answering these questions.

Without reviewing the investigation report in this letter (I assume all who are reading these comments have read the report) it is obvious that the construction and alterations to the design of the balconies were the cause of this incident. I believe that the current standards of the UBC are adequate to date and that there are manufacturers who design and manufacture products that meet these standards. Had the original specification for these balconies been followed, this incident should have been avoided. Assuming the balconies (walking decks) were constructed to Code, and the Code matched to Enduro Products Enduro-Kote (originally specified) specifications (ICC-ES Report ESR-2245) for the project and constructed properly with correct installation, I believe we wouldn't be talking about this now. There are excellent waterproofing systems available today that are produced for Title 24 and work without issue when construction and installation are performed properly. Products such as; Enduro Products Enduro-Kote ESR-2245, Life Paint's AL System ESR-2701, Pli-dek's Pli-Dek Waterproofing System ESR-2097, Westcoat's ALX System ESR-2201, Excellent Coating's Dexcellent II ESR-2025, and Hill's Brothers Desert Crete ESR-1661. If you were to read these products ESR reports and specifications you would find many commonalities: concrete, galvanized metal lath, a proper coating, compliance to the UBC, ESR Reports, and the usage of plywood- *not OSB*. Most manufacturers of these products stand very united against the usage of OSB, including myself and Life Paint Company. Another commonality is that these manufacturers supply these waterproofing systems as a whole, in parts. In other words, there is no other part from another supplier, within these specifications, that can be provided from another supplier. These parts of the systems are tested throughout the year, by ICC, every year, in order to ensure proper manufacturing and quality control. Following the UBC and the specifications from these manufacturers would help avoid these types of instances that occurred at Berkeley in 2015.

I cannot speak for other manufacturers, but at Life Paint, we are providing on site support to the contractors that installing our waterproofing systems during commercial projects. We also provide free training many times throughout the year to train installers how to properly install our systems.

Had the Library Gardens Apartment building's balconies been properly constructed with the correct waterproofing system installed properly, and on site inspections that were not just passed over, we wouldn't be here today discussing this.

Thank you,

David Sibbrel
Vice President
Life Paint Company