



'Watertight by Design'



Eastgate Shopping Centre Johannesburg, South Africa

Client:
Liberty Holdings

Specialist Contractor:
Sanika

Main Products Used:
EMSEAL SJS system

For More Information:
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Case Study

Eastgate Shopping Centre was suffering from water ingress through the rooftop parking deck, which was now causing visible damage to the ceilings, internal finishings and tenants' stock in the high-end retail units below.

After comprehensive inspection, it was confirmed that the existing expansion jointing system had perished already after only 8 years, allowing the water penetration. The existing jointing system utilised closed cell foam and mechanically fixed EPDM membranes, which had both deteriorated due to compression-set and high UV light exposure respectively, becoming rigid, even brittle, and no longer able to accommodate high movement and maintain a watertight seal.

Despite their relatively small percentage of the overall construction cost, the durability and long term success or otherwise of this type of project is often directly related to the performance and durability of the expansion joints. Sanika Waterproofing Specialists were contracted to replace the existing jointing with the EMSEAL SJS System. In addition to being 100% watertight, the EMSEAL SJS requires no invasive fixings and can be installed quickly as soon as failing materials are removed and the arrises made good, which enables minimum disruption in a busy shopping centre like Eastgate.



NCC Movement Joint Systems