

## ExoAir® 230 Fluid-Applied Vapor-Permeable UV-Resistant Air and Weather Barrier Membrane



The purpose of this document is to establish uniform procedures for installing ExoAir® 230 Air and Weather Barrier membrane in the CavityComplete™ Wall System.

The techniques involved may require modifications to adjust to jobsite conditions. Tremco® recognizes that site specific conditions, weather patterns, contractor preferences and membrane detailing may require deviation or alteration from this prescribed installation procedure. When such circumstances exist on a project, Tremco® recommends that the local Tremco® Sales Representative or Tremco® Technical Services be contacted at

866.209.2404 for assistance and approval as required.

ExoAir® 230 is compatible with and part of ExoAir® Air Barrier Systems, a complete line of air barrier systems provided by Tremco®.

This document will provide the necessary instructions for the application of the ExoAir® 230 Air Barrier Membrane and its related air barrier system components in order to qualify for the CavityComplete™ Wall System limited warranty.\*

## System Components

Recommended materials and their use are as follows. For more information on the following materials please contact 844-CAV-COMP or visit [www.CavityComplete.com](http://www.CavityComplete.com).

### Detail Sealant

- Dymonic® 100

### Transition Membrane

- ExoAir® 230

### Accessories

- ExoAir® Termination Mastic
- Tremco® 2011 Mesh

## Limitations

- Do not apply to damp or contaminated surfaces.
- Not to be used as a permanently exposed surface. Contact your Tremco® Representative for specific project requirements.
- Membrane shall be protected from rain and washout prior to drying.
- When applying to surface below 40 °F (5 °C), please refer

to the Tremco® Technical Bulletin — Cold Temperature Recommendations for Air Barrier applications at [www.tremcosealants.com](http://www.tremcosealants.com) or contact Tremco® Technical Services at 866.209.2404.

- ExoAir® 230 is not to be applied directly to fireproofing materials.
- Do not allow ExoAir® 230 to freeze prior to application.

## Storage

Store ExoAir® 230 in original, undamaged packages in a clean, dry, protected location with temperature not exceeding 100 °F (37 °C) and not falling below 40 °F (5 °C).

## Installation Procedure for Tremco® ExoAir® 230 Fluid-Applied Air Barrier membrane and Tremco® air barrier accessory materials.

### Step 1 — Surface Preparation

Ensure surface to be coated is dry, clean, smooth, firm, free of release agents, dust, mud, loose mortar, wires, fins, metal projections or any other substances that might prevent placement and bonding of a continuous film or cause damage to the membrane. All penetrations shall be secured and/or sleeved with a metal collar.

Roofing systems shall be capped and sealed or top of walls protected in such a way to lessen the ability of water to saturate the wall or interior space both before and after air barrier system installation.

---

### Step 2 — Detail Work Prior to Air Barrier Membrane Application

It is best practice to have all construction gaps and movement joints up to 1" (25 mm) detailed with Dymonic® 100 and tooled flush. Dymonic® 100 may be coated over immediately, but caution should be taken to not compromise the sealant installation. Construction gaps greater than 1/4" (6 mm) should have backer rod installed prior to sealant in order to provide proper support for the sealant. For construction gaps or movement joints greater than 1" (25 mm) please reference [www.CavityComplete.com](http://www.CavityComplete.com) for additional product recommendations based on substrate(s), joint dimensions and expected movement.

All inside corners are required to have a cant bead of Dymonic® 100 applied prior to application of the ExoAir® 230 air barrier membrane.

Dymonic® 100 may be coated over immediately, but caution should be taken to not compromise the sealant installation.

Please consult [www.CavityComplete.com](http://www.CavityComplete.com) and [www.tremcosealants.com](http://www.tremcosealants.com) for detail drawings and technical bulletins showing typical transitions and tie-ins. For job specific details or questions, please contact 844-CAV-COMP or [www.CavityComplete.com](http://www.CavityComplete.com).

---

### Step 3 — Membrane Application

ExoAir® 230 should be applied at a rate of 70 wet mils (23 ft<sup>2</sup>/gal; 2.1 m<sup>2</sup>/US gal.) using a minimum 3/4" (19 mm) nap roller or spray applied. Please refer to the Technical Bulletin Spraying Guide at [www.tremcosealants.com](http://www.tremcosealants.com) for more information on spraying ExoAir® 230. Use a wet film mil gauge as well as staging of material to ensure proper application thickness. Embed Tremco® 2011 mesh into wet ExoAir® 230 at all outside corners/transitions. Apply a second coat of ExoAir® 230 to fully encapsulate the Tremco® 2011 mesh.

ExoAir® 230 can be applied around masonry eyelets to create an effective air barrier around the protrusions. The ExoAir® 230 membrane should be monolithic and installed at the recommended film thickness. The mortar around these eyelets needs to be sound and secure in order to provide a suitable substrate for membrane application. In the event that the mortar around these eyelets is not sound or is vacant, a detail application of Dymonic 100 or installation of non-shrinking grout prior to the ExoAir® 230 membrane is required. It is best practice to have these areas approved in terms of quality and design acceptance prior to installation.

Connect the ExoAir® 230 air barrier membrane to the adjacent building envelope systems such as the roof membrane, below-grade wall, window and curtain wall systems and other portions of the building envelope. Please reference 844-CAV-COMP or [www.CavityComplete.com](http://www.CavityComplete.com) for appropriate specific materials and tie-in sequencing to these adjacent building envelope systems.

Protect the ExoAir® 230 membrane to avoid damage by other trades and construction materials during subsequent operations.

Other components of the CavityComplete™ Wall System, Owens Corning® FOAMULAR® Extruded Polystyrene (XPS)

Insulation, Mortar Net Solutions™ TotalFlash® and/or Tremco® accessory materials may be installed after the ExoAir® 230 membrane has fully cured, approximately 16-24 hours, or is firm and dry to touch.

Schedule the construction sequence so that the air barrier system is covered and protected from physical damage as soon as possible. If the air barrier system cannot be covered within 365 days after installation, apply temporary UV protection such as dark plastic sheets or tarpaulins or contact 844-CAV-COMP for additional recommendations.

## Step 4 – Inspecting, Testing and Repair

Visually check the surface of the ExoAir® 230 membrane thoroughly for pinholes, blisters punctures, damaged areas or other voids in the membrane. If any are detected, reapply ExoAir® 230 until a monolithic coating at the specified minimum thickness is achieved. If the membrane has already been completely cured, prepare the surface with a mineral spirit wipe or xylene to clean and soften the surface of the ExoAir® 230 membrane. Reapply at the minimum specified thickness with ExoAir® 230, extending out 4" (10 cm) in all directions.

If on-site adhesion testing is required, Tremco® recommends ASTM D4541 Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers. ExoAir® 230 should be allowed to dry for a minimum of 72 hours or until fully cured, whichever is longer, prior to conducting the test. Additional information about this testing can be found at [www.tremcosealants.com](http://www.tremcosealants.com) in the Technical Bulletin section.

## Step 5 – Clean Up

Remove any masking materials after the ExoAir® 230 membrane application. Clean spillage and soiling on adjacent construction that will be exposed in the finished work using cleaning agents and procedures recommended by manufacturer of the affected construction. Uncured ExoAir® 230 can be cleaned using a water dampened cloth. Uncured Dymonic® 100 can be cleaned using a solvent wipe. Cured

Dymonic® 100 or ExoAir® 230 can be cleaned using a solvent wipe. Mechanical removal methods may also be necessary.

Please refer to the Technical Bulletin Spraying Guide at [www.tremcosealants.com](http://www.tremcosealants.com) for more information on cleaning the spray pump after ExoAir® 230 membrane application.

\* See actual limited warranty for complete details, requirements and limitations available at [www.CavityComplete.com](http://www.CavityComplete.com)

The CavityComplete™ Concrete Masonry Unit (CMU) Wall System excludes the masonry veneer and concrete masonry units. A detailed list of the components is available at [www.CavityComplete.com](http://www.CavityComplete.com).