



New offices located at 50 Albert Street, Auckland CBD

# SIKA AT WORK

## 50 ALBERT STREET, AUCKLAND

BASEMENT TO ROOF

BUILDING TRUST



# 50 ALBERT STREET, AUCKLAND

## PROJECT DESCRIPTION

The new 32,448m<sup>2</sup> development located at 50 Albert Street, will have a 4-story podium carpark to accommodate the 12 stories of office spaces. The main ground floor is located on the level of Albert Street with a spacious lobby and a conference facility with the potential for retail and hospitality spaces.

## PROJECT REQUIREMENT

Compatible product solutions were required for various areas of this project – from the basement waterproofing to fire resistant connection and penetration joints, seismic/trafficable and watertight jointing, right through to the detailed roof and drains.

## CHALLENGES

- Construction started in 2022. Soon after construction started the pandemic cases increased, causing the alert system to be put in place which stopped all development
- Two floods during construction – Presented ongoing issues with the basement being below road level

## SIKA SOLUTION

Sika provided basement to roof solutions for this new 12 story development:

- Basement waterproofing with SikaProof Bentonite and SikaSwell durable below-ground waterproofing systems
- Fire resistance with Sikaflex-400 Fire polyurethane joint sealant (connection and penetration joints with up to 4 hours fire resistance)
- Seismic joints with Sika EMSEAL, a seismic joint system that is designed to provide both a watertight and trafficable joint sealing solution with excellent movement for walls and floors
- Roofing sheet membrane with Sika Sarnafil, a watertight, long lasting, sheet roofing membrane with good resistance to UV exposure
- Detailed roofing areas utilising SikaRoof i-Cure, a polyurethane liquid applied membrane used for waterproofing roofs with numerous details such as penetrations, drains, roof lights and complex geometry

## PROJECT SIZE

4900 m<sup>2</sup>

## PRODUCTS USED

### Basement waterproofing

SikaProof® Bentonite  
SikaSwell®

### Roofing

Sika® Sarnafil S-327  
Sika® Sarnafil G-410  
SikaRoof® i-Cure

### Seismic Joints

Sika® EMSEAL

### Fire Rated joints

Sikaflex®-400 Fire

### Plant room floor

Sikagard®-62

## PROJECT PARTICIPANTS

Main Contractor:

Mansons TCLM

Specialist Contractor:

Watertight The Waterproofing People Ltd



Sika Sarnafil membrane provides reliable and durable waterproofing to areas being concealed with pavers on pedestals. The use of sacrificial pads of Sika Sarnafil above the main membrane assists in isolating direct contact from the pedestals themselves.



Sarnaweld Discs are attached directly to the substrate, and these PVC-coated plates are then induction-welded to the underside of the Sika Sarnafil membrane.



Using a combination of Sika accessories, such as pre-formed corners and PVC membrane-laminated metal sheet, detailing can be simplified and robust, complimenting Sika Sarnafil's reputation for decades of durability.



SikaProof Bentonite is a waterproofing system which efficiently protects reinforced concrete structures, preventing the penetration of water and subsequent attack by aggressive chemical substances present in the surrounding soil.

