

IPEX Piping Contributes to New St. John's Long-Term Care Facility



In keeping with the goal to construct and renovate long-term care facilities, hospitals and health centres, the Province of Newfoundland and Labrador is nearing completion of a new \$118 million state-of-the-art long-term care facility on an 18-acre site in St. John's. Intended to replace two existing outdated nursing homes in the area, the new facility will continue the government's trend of strategic planning for the future of Newfoundlanders and Labradorians. The St. John's Long-Term Care (LTC) facility is expected to be completed in late 2013 and will ultimately accommodate a total of 456 beds in private and semi-private rooms, as well as provide space for recreation therapy, physiotherapy, occupational therapy and spirituality.

The two phases of construction underway for the St. John's LTC facility include the building of East and West patient towers, a centre core building and a generator building. When it came

time to select the water and sewer distribution systems for the new facility, engineers on the project turned to IPEX. For bathroom, kitchen and laundry drain, waste and vent (DWV) applications in the new facility, engineers specified System 15[®] and System XFR[®], a complete lightweight PVC drainage system for non-combustible buildings.

Fast becoming the norm in building DWV specifications, System 15 and System XFR pipe and fittings have emerged as a viable alternative to cast iron and copper. System 15 is a cost-effective pipe for the majority of low-rise and light commercial applications. System XFR is a PVC pipe rated for installation in high-rise and plenum applications where tighter flame and smoke regulations previously limited the use of thermoplastic. System XFR's advanced material meets the 25/50 Flame Spread and Smoke Developed limits of the National Building Code (NBC) of Canada.



System 15 and System XFR is especially beneficial on a site like St. John's with large buildings that are spread out.

Weighing much less than cast iron piping, System 15 and System XFR are significantly easier to store, handle and install. No special equipment is needed to hoist up pipe during installation which contributes to substantially lower installation labour costs and time. PVC also offers excellent insulating properties. Unlike metal pipes, System XFR has less potential to form condensation, which can ultimately reduce or eliminate the cost of adding insulation.

"We are seeing more and more specifications requiring System 15 and System XFR; likely because they meet the NBC flame requirements for Group B, Division II buildings that are more than three stories high. While we typically have to follow the specification, when given the choice, we still choose this durable PVC product over cast iron or copper," says David Bowering with G. J. Cahill & Company, the mechanical contractor for the new St. John's LTC facility. "Just picking it up and moving it around the job site is much easier than cast iron—a full length of cast iron takes two people and we often need a forklift to move loads of cast iron around the job site. The ease of handling offered with System 15 and System XFR is especially beneficial on a site like St. John's with large buildings that are spread out."

Made of tough, impact-resistant PVC, System 15 is extremely durable and requires virtually no maintenance, offering long-term cost benefits over the life of the system. Its excellent corrosion resistance yields a DWV piping system that will look and perform as good in 20 years as the day it is installed. System 15's substantially smoother inner walls allow for increased carrying capacity and make it an ideal choice for draining today's water efficient, low flow fixtures versus the rougher, more porous inner surface of cast iron.

"System 15 and System XFR are so much faster to connect, allowing us to complete six or seven joints in the same amount of time it would for one joint with cast iron," says Bowering. "For the St. John's Long-Term Care facility project, we used System 15 and System XFR for drainage from bathrooms, kitchens and laundry facilities, as well as some storm drainage systems. Due to the hot water in the laundry areas, we did install some metal pipe but then easily transitioned back to System XFR about 10 metres down the line."

In addition to System 15 and System XFR for DWV applications, St. John's LTC facility also called on IPEX for delivering hot and cold potable water throughout the facility. A solid alternative to metal, AquaRise® from IPEX delivers a durable potable water CPVC distribution system that also comes with reduced installation cost, maintenance-free performance and corrosion resistance. And since both systems are built and backed by IPEX, they also come with superior technical support and jobsite troubleshooting.

IPEX is proud to have had System 15, System XFR and AquaRise piping contribute to the successful construction of the St. John's Long-Term Care Facility and help achieve its important goal of increasing long-term care beds in the urban St. John's area.



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