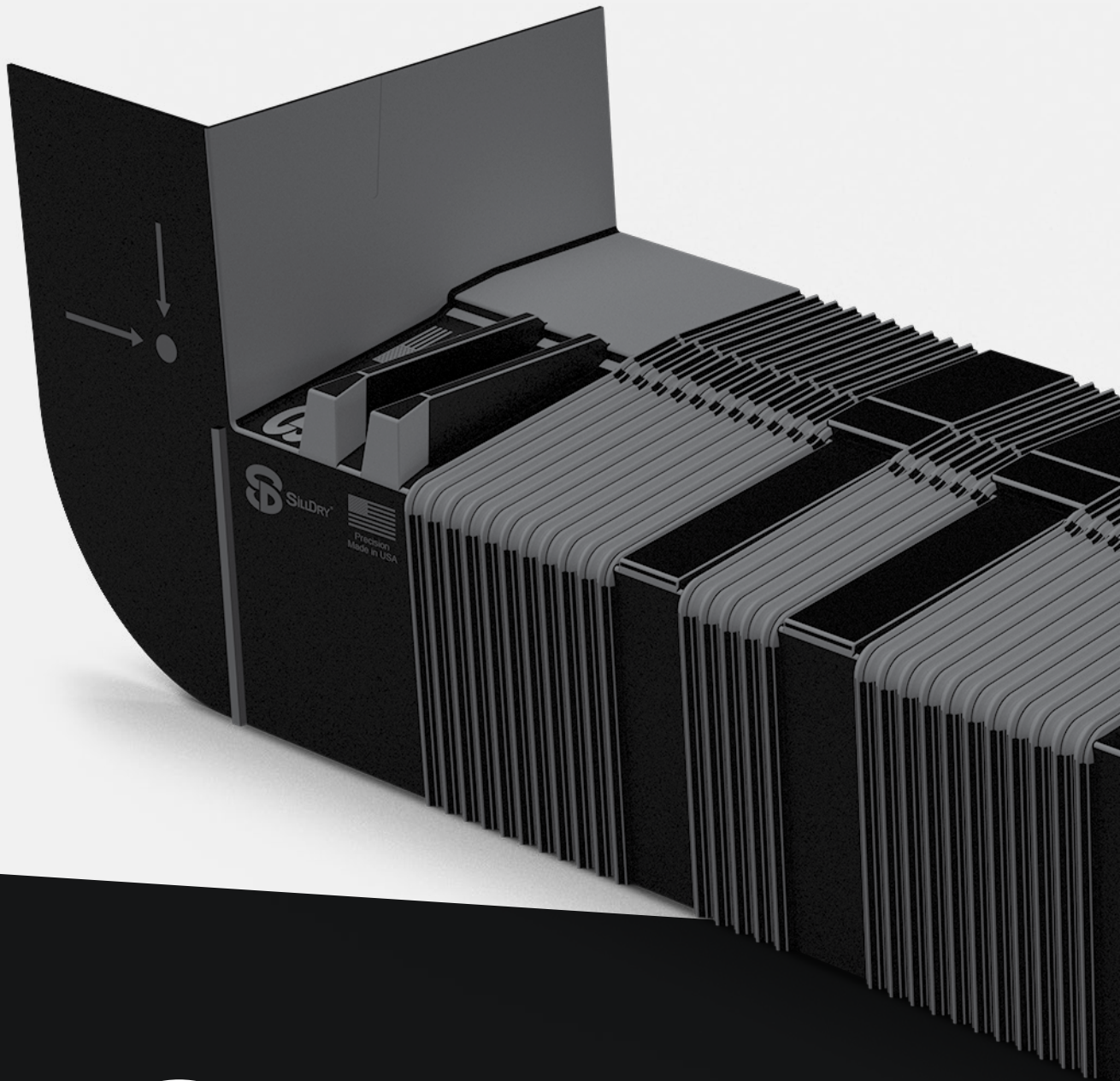


# PROTECTING YOUR BUILDING ENVELOPE

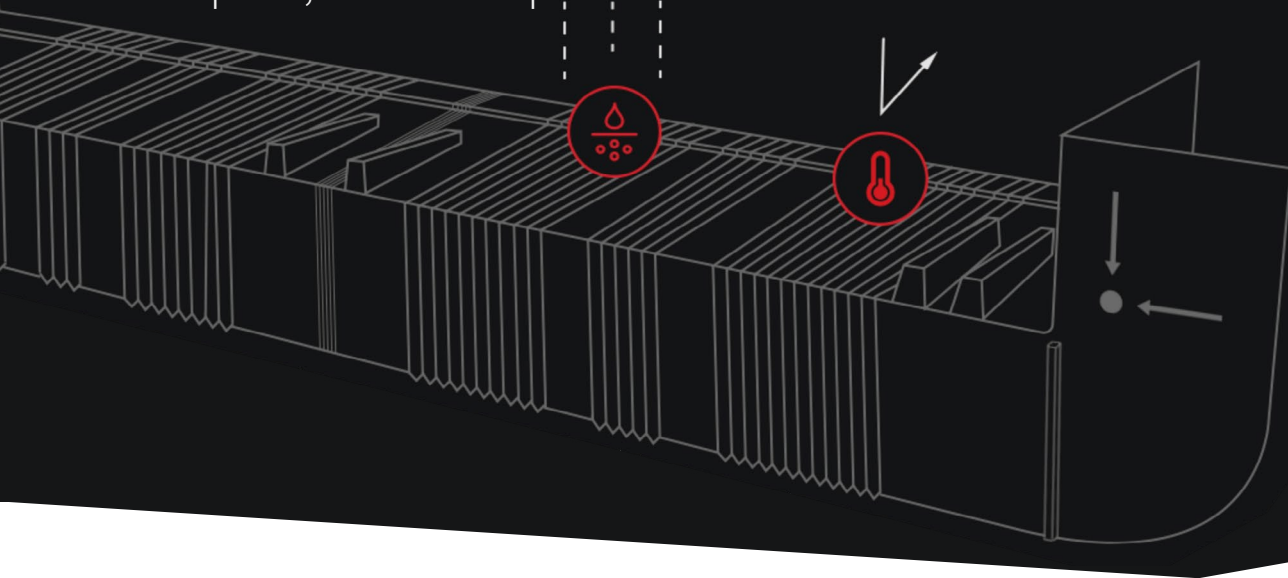


 **Silldry**<sup>®</sup>

**WIND-  
LOCK**

You use an umbrella to protect yourself – your clothes, your body, your comfort, and your health – from water intrusion. **Think of the Building Envelope as the umbrella for your structure, protecting integral structural components.** More specifically, the Building Envelope is the exterior layer of the building that provides a physical barrier between the internal and external environments.

Water intrusion destroys the integrity and life span of a building. When exposed to water, an improperly sealed building envelope allows water to penetrate through to the structural, integral components. Possible consequences include the weakening of structural supports, corrosion of metal parts, and development of mold associated effects.



**SillDry**—an innovative flashing product created by Joel Glickman and Kieran McMahon—is an ideal solution for the prevention of water intrusion. The following eBook provides an overview of SillDry, outlining its development, advantages, and applications, as well as how it compares to alternative flashing products.

# THE PROBLEM—WATER INTRUSION

The primary challenge of bringing a two-dimensional blueprint to a three-dimensional building is making sure all of its components are constructed and assembled to precise specifications for a tight seal. Otherwise, the building is at risk of water intrusion and, consequently, water damage.

The building envelope serves as the primary barrier to water intrusion. However, this protective layer is only as effective as its individual components. If any of the building's openings—including windows, doors, vents, and AC units—are inadequately sealed, water can and will penetrate from exterior to interior.

**Some of the challenges regarding proper sealing include:**

## SEASONAL CHANGES

Buildings are constantly shifting. The rise and fall of temperatures, humidity, and inclement weather all slightly alter the building envelope and change the quality and strength of the seal between interlocked parts.

## CONSTANCY OF WATER INTRUSION

Water always finds a way to permeate the building envelope. When it comes to preventing water damage, all envelopes have three goals: **(1)** blocking as much water intrusion as possible, **(2)** rerouting water away from vulnerable components, and **(3)** removing any water inside the building as quickly and efficiently as possible.

These challenges, among others, are not always effectively overcome by traditional sealing products. Most flashing options available in the market today do not move with the expansion and contraction of the building, making it easy for water to penetrate during seasonal and weather changes. Additionally, they are often labor-intensive, hard to install, and less environmentally friendly.

# WHY DON'T OTHER FLASHING SOLUTIONS WORK AS WELL?

Beyond SillDry, there are many other flashing products available. However, these alternatives are not as effective. Some of the most common flashing solutions and their limitations include:

## ADHESIVE TAPES

Over 60 million doors and windows in the United States are installed every year, and contractors often use adhesive tapes to hold them and the surrounding materials in place. However, the cost-effectiveness of installing is relatively low compared to SillDry for several reasons:

### ADHESIVE TAPES REQUIRE EXPERT LABOR

Every layer of tape needs to be precisely measured, cut, and installed by hand to prevent as much water intrusion as possible. This requires highly skilled laborers, as the tape must be kept clean and the corners precisely aligned.

### ADHESIVE TAPES REQUIRE A LOT OF TIME

Manual labor for installing tapes is slow, even when performed by experts. Additionally, adhesive tapes require specific conditions for installation—the weather must be dry with low winds.

### ADHESIVE TAPES GENERATE WASTE

Cutting tape to fit different thresholds and punched out openings creates a lot of material waste, which further adds to project expenses.

Even when adhesive tape is installed correctly, water can still permeate through. Tapes create a flat, two-dimensional seal. When water permeates the seal, it pushes the tape aside, essentially creating a funnel that allows more and more water into the interior of the building. This issue can often go undetected until there is severe structural damage within a building's walls.

## TRADITIONAL SILL PANS

Traditional sill pans are plastic, high-grade metal, or copper components that are cut, glued, and soldered on-site to a building's openings. While these flashing products are more effective than adhesive tapes at sealing the building envelope, they also have several limitations.

### For example:

- Metal and copper pans are expensive, both in regard to the construction material and installation costs.
- Traditional pans are often flat and cannot move with the structure.
- Plastic pans, while more affordable than metal pans, are more likely to crack along the seal. Additionally, they require intensive labor for installation.



## THE SUPERIOR SOLUTION—SILLDRY

SillDry serves as the ideal window and door flashing solution. Through a culmination of years of in-the-field experience and hundreds of research and development hours, inventors Kieran McMahon and Joel Glickman have produced a product that overcomes every water intrusion challenge, sealing the building envelope for good. This is not your ordinary flashing product. It's a revolutionary flashing solution architects, developers, and contractors have been searching for, and now finally have.

# SILLDRY PRODUCT FEATURES

## — INNOVATIVE DESIGN

SillDry features a patented one-piece, expandable construction that requires only a single point of attachment on each side of the opening to protect the pan adequately. Our patented Smart Accordion Technology® allows for easy installation in virtually any opening from 18 inches to 12 feet (our standard sizes). SillDry can also be customized to any larger size. Other elements of the design include:

- Pre-sloped sills, which eliminate the need for shimming, constructing and installing a sloped plane
- A raised dam to prevent water from entering building interior and insulation
- Built-in 7.5 degree slope assists in quickly moving water out of the structure
- Design allows for easy overlapping of the drainage plane
- Precision engineered drainage channels for easy water removal

## — LOW COST

SillDry's single-piece construction offers a zero-waste solution customized to your project. Every SillDry pan is labeled so that the size is easily identified and matched with every opening on your job site. The design is self-leveling and requires no assembly. Installation is quick and painless, as it involves only two screws, drastically reducing labor and training costs. Additionally, SillDry can be installed in all weather conditions, reducing the risk of schedule disruptions.

## — PRECISE ENGINEERING

SillDry is well-engineered to prevent water intrusion and direct water away from the opening. Its one-piece design creates a seamless seal, and built-in slope and shims direct water flow out. Our Smart Accordion Technology® allows for easy on-site adjustment without the need for any cutting. SillDry is compatible with virtually all manufacturers' products.

## — 15-YEAR LIMITED WARRANTY

SillDry is built to last. As proof of our confidence in our product, we offer a 15-year limited warranty.

## DURABLE CONSTRUCTION —

SillDry is made from Thermoplastic Olefin (TPO) material that can withstand all weather conditions and temperatures during and after installation. The material is waterproof, resistant to impact and UV radiation damage, and has low thermal conductivity.

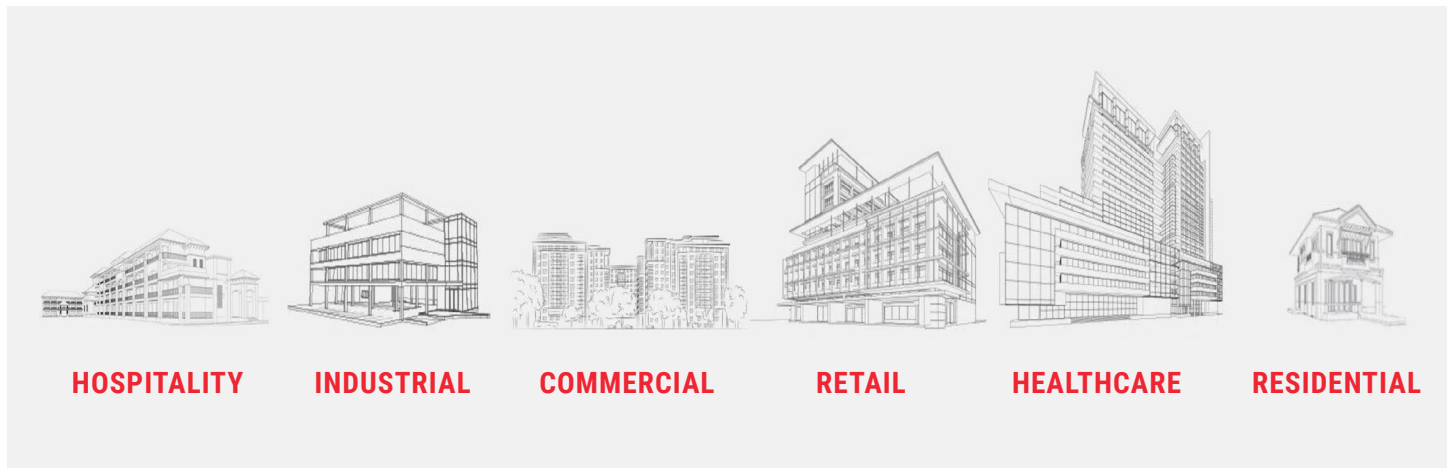
## BUILT-IN BUILDING CODE COMPLIANCE —

SillDry meets and exceeds the 2018 ICC and IRC building codes. Specifically SillDry meets and exceeds the 2018 IBC Code section 1404.4, 2018 IRC code section R703.4 as well as the ASTM standard set forth in ASTM E2112-07.



## APPLICATIONS OF SILLDRY

SillDry serves as an effective window and door flashing solution for a variety of industries, including the following sectors:



## PROTECT YOUR BUILDING WITH SILLDRY

SillDry arose as a water intrusion solution through the combined expertise and efforts of Kieran McMahon (an expert in the integration of exterior cladding systems) and Joel Glickman (inventor of K'NEX®). Partnering with The Rodon Group—a U.S based plastic injection molding company with over 60 plus years of precision manufacturing experience—the duo designed and manufactured a flashing product that meets and exceeds 2018 flashing building codes and complies with ASTM best practices with its built-in 7.5-degree slope.

**SillDry is committed to professional and community engagement as members of the following:**

- American Institute of Architects (AIA) Philadelphia Chapter
- Association of the Wall and Ceiling Industry (AWCI)
- Building Industry Association of Philadelphia
- Central Bucks Chamber of Commerce
- The Chamber of Commerce for Greater Philadelphia
- Home Builders Association (HBA) of Bucks/Montgomery Counties
- International Code Council (ICC)
- National Association of Home Builders
- Pennsylvania Builders Association