



Case Study

20 Years of Reliable Performance Prompts Repeated Use of BlazeMaster® CPVC System at New Tower Project

Type of Construction:
Resort

Installation Type:
New

Location:
Miami, Florida

Scope of Project:
36-Story, 460-Unit Residential Hi-Rise

Fire Sprinkler Contractor:
HNGS, Inc.

Prestigious Fontainebleau Hilton Resort – First Commercial Installation of a CPVC Fire Sprinkler System – Chooses BlazeMaster® System Again for Phase II 36-Story Hi-Rise

Twenty years ago the fire sprinkler industry witnessed something it had never seen before – the first commercial installation of a CPVC fire sprinkler system. The system was a BlazeMaster® CPVC fire sprinkler system. The installation was at the world renowned Fontainebleau Hilton Resort, which has often been described as the crown jewel of Millionaire’s Row on Miami Beach with its 920 grand rooms and more than 50 suites. Over the years, the Fontainebleau has been home to movie stars and has been visited by every American president since Eisenhower. Films shot on location include Goldfinger, Scarface and The Bodyguard. Its opulent image is magnified with such special attractions as a 7,000 square-foot Octopus pool with its 240-foot water slide. Other amenities include a state-of-the-art fitness center, three whirlpool baths, a shopping arcade, business center and 190,000 square feet of meeting space.

In the first installation, the decision to go with a CPVC fire sprinkler system amongst all of the resort’s other luxury, upscale products was an innovative move on the part of the hotel owner and the fire sprinkler contractor, given that metallic systems were the standard choice in the industry at that time. Yet, ongoing problems with corrosion and other job site challenges associated with metallic pipe mandated that a better option be chosen.

Since the early 1980s when BlazeMaster CPVC was introduced as the first Listed and approved non-metallic fire sprinkler system for NFPA light hazard occupancies, many things have changed. But not everything. Fontainebleau is still a noteworthy, well respected destination spot, and BlazeMaster CPVC Fire Sprinkler Systems continue to deliver a more reliable, cost-effective system.



In fact the property owners of Fontainebleau were so pleased with the BlazeMaster CPVC system that they have specified BlazeMaster CPVC as the fire sprinkler product of choice for the brand new Fontainebleau hotel/condo project adjacent to the original Fontainebleau resort. Known as Fontainebleau Tower (or Fontainebleau II), the 36-story residence addition is slated for completion in 2004 – the same year, coincidentally, of the 20th anniversary of BlazeMaster Fire Sprinkler Systems and the original Fontainebleau Hotel installation.

The decision to repeat the use of a BlazeMaster CPVC fire sprinkler system came from both the hotel’s owner and its developer. But no one probably agrees with that decision more than Enrique Suarez, Jr., the mechanical engineer at Hufsey, Nicolaides, Garcia, Suarez Associates, Inc. (HNGS) responsible for the engineering and design work at the new Fontainebleau Towers.

"BlazeMaster CPVC is becoming the accepted norm in the engineering design community," said Suarez. "Everyone is using BlazeMaster CPVC today. It is definitely used throughout major light hazard projects in this region more than metal."

HNGS, which has been providing electrical and mechanical design services for more than 35 years for major office projects, high-rises, and condos along with medical, educational and municipal facilities, has more than a ten-year history with BlazeMaster CPVC systems.



**Now listed
for more types
of applications
than any other
non-metallic
system.**

"We first saw BlazeMaster pipe and fittings in various Marriott projects," said Suarez. "Then more and more engineers started specifying it. In South Florida, there is a lot of concern about corrosion, especially near the beach where the Fontainebleau projects are both located. The concern starts already during construction, when the pipe is exposed on the job site to the humidity and the salt air atmosphere."

BlazeMaster CPVC pipe and fittings will never corrode. In addition, they are 100% immune to Microbiologically Influenced Corrosion (MIC). This benefit ensures a more reliable, maintenance-free system.

According to Suarez, economics are also driving demand for CPVC systems. "Cost is one of the biggest problems with steel systems," Suarez noted. "You hear about it from all of the contractors. And with prices of steel nearly doubling in the past year, there is even more reason to go with BlazeMaster CPVC. We've seen a tremendous growth in its usage in this region. There is hardly an instance where a BlazeMaster system is not specified."

Other benefits that have made Suarez and his company supporters of the BlazeMaster CPVC system alternative include ease of installation. "For the contractors, BlazeMaster CPVC pipe and fittings are much easier to handle," said Suarez. "They are lighter in weight, easier to cut, fit and make changes on the job site, and allow you to get into tighter spaces with less difficulty."

Because it is a cemented joint system and the BlazeMaster CPVC piping is somewhat flexible, it can be attached directly to a concrete ceiling. With steel there is a threaded pipe and screwed fitting, which requires a split ring hanger dropping from a ceiling. This limits the finished ceiling height.

Suarez also liked that the pipe can be run in return air plenums. And, since BlazeMaster CPVC pipe and fittings have less friction loss than steel, contractors can reduce the pipe size being used.

For all of these reasons, BlazeMaster CPVC was the material of choice for Fontainebleau 20 years ago, it is the material of choice today, and it is the material of choice for the newly scheduled project – Fontainebleau III, which is expected to begin construction in early 2005.

Suarez describes the current work as part of a two-phase project. The 460-unit condo towers, including six floors of parking and a lobby area, represent the first phase and are expected to be completed in late 2004. The second phase of the current project will be a connector between the existing and new towers where retail stores will be located.

"It really is a beautiful building," said Suarez of the new Fontainebleau Hilton Resort. "It has a lot of glass and a great view from its beachfront location. It is definitely designed in true Fontainebleau tradition down to every detail, even including a BlazeMaster CPVC fire sprinkler system."

The information contained herein is believed to be reliable, but no representations, guarantees or warranties of any kind are made as to its accuracy, suitability for particular applications or the results to be obtained therefrom. The information is based on laboratory work with small-scale equipment and does not necessarily indicate end product performance. Because of the variations in methods, conditions and equipment used commercially in processing these materials, no warranties or guarantees are made as to the suitability of the products for the applications disclosed. Full-scale testing and end product

performance are the responsibility of the user. Noveon shall not be liable for and the customer assumes all risk and liability of any use or handling of any material beyond Noveon's direct control. THE SELLER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Nothing contained herein is to be considered as permission, recommendation, nor as an inducement to practice any patented invention without permission of the patent owner.

For more information, call 888-234-2436, e-mail blazemaster@blazemaster.com or visit www.blazemaster.com