

## IPEX System XFR® with MJ Grey™ Couplings Delivers Better Drain System



Rising eight stories above the Appleby Line frontage in Burlington, Ontario, “The Williamsburg” is intended to open late 2013 and offer seniors the ultimate experience in retirement living. Owned and operated by Burlington-born brothers and retirement and residential development veterans Sean and Kelly Hourigan, the new uptown senior living facility will feature a wide range of amenities, including underground heated parking, an indoor salt water pool, fitness center, library, game room and four different restaurants.

Featuring 116 spacious upscale suites and several bright and inviting common spaces, The Williamsburg is being meticulously designed and built with exceptional care and attention to every detail – including the drain, waste and vent (DWV) system.

Having the multitude of restaurants and common areas as well as laundry and bathrooms in each suite, The Williamsburg

certainly has a multitude of DWV pipe applications and thus a better alternative to traditional cast iron and copper pipes was sought – System XFR® pipe and fittings from IPEX.

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**Mike Nafziger**  
Foreman, Beswick Group/CEC Mechanical

System XFR is a PVC pipe that is rated for installation in high-rise and plenum applications where tighter flame and smoke regulations previously limited the use of thermoplastic.

## SYSTEM XFR® DWV

- » Meets code requirements for noncombustible buildings
- » Significantly lighter than cast iron
- » Easier to install
- » Corrosion resistant
- » High impact resistance
- » Improved flow

## MJ GREY™ DWV

- » Available in 8", 10" & 12"
- » Fast and easy installation without solvent cement
- » Designed specifically for System 15 & System XFR DWV
- » Certified to CSA B602 & Listed to ULC 102.2-10 for Flame Spread Rating/Smoke Development Classification limits of 25/50
- » Stainless steel band with a grey rubber gasket
- » Adjustability during and after installation

System XFR's advanced material is listed to 25/50 limits of Flame Spread and Smoke Developed as per requirements of the National Building Code (NBC) of Canada.

Weighing much less than cast iron piping, System XFR is 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.

Designed and installed by CEC Mechanical, a division of Beswick Group, The Williamsburg DWV system used 10" and 12" System XFR throughout the new retirement living facility and 8-inch System XFR for the building's main sanitary line. System XFR also offers The Williamsburg DWV system improved flow and lower thermal conductivity. Its substantially lower roughness factor and larger inside diameter compared to metal systems provides increased flow capacity, allowing for a smaller, compact system.

For use with 8", 10" and 12" System XFR pipe, IPEX recently developed a new MJ Grey™ Coupling that provides several benefits over traditional solvent joints on larger diameter pipe. The MJ Grey Coupling includes an inner sleeve that will not decay or deteriorate from contact with the flow or surrounding environment and an exterior stainless steel band with screw clamps. ULC listed to 25/50 for Flame Spread and Smoke Developed and certified to CSA B602, MJ Grey Couplings make it simpler to install a PVC drainage system in colder weather when temperatures can be below the limits for solvent cementing. That was certainly the case for The Williamsburg with much of the installation taking

place during the colder winter months.

"We decided to use the System XFR MJ Grey Couplings because it was very cold and we were dealing with larger diameter pipes that we did not want to solvent cement together," says Mike Nafziger of Beswick Group/CEC Mechanical, the foreman on the job. "This was our first time using the IPEX (MJ Grey) products, and it was a very easy transition for my team. We would normally have used cast iron pipe for such a large diameter drainage system, but System XFR took fewer people less time and less labour to install."

In addition to reduced installation time and labour, MJ Grey Couplings offer adjustability during and after installation – unlike solvent-cemented assemblies, they can be disconnected and reused to accommodate changes in system design. "The small adjustments we needed to make while installing were very easy to accomplish with the MJ Grey Couplings," says Nafziger. "Following the experience at The Williamsburg, we have made the switch from cast iron to System XFR and MJ Grey couplings. Plus, the local inspector was very impressed with the IPEX DWV products, which makes our decision to switch all the better." In fact, Nafziger foresees IPEX solutions like Systems XFR, MJ Grey Couplings and other PVC products making his business more competitive than ever.

System XFR and MJ Grey Couplings – a premium DWV system well suited for a modern building of today.



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