# CASE HISTORY Whole Foods Market, Seattle, WA


Application of 100 mils of e.spray

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Cody Wicks,
Project Manager and Estimator,
Holland Waterproofing

## EPRO solves vapor intrusion issues at Seattle Whole Foods Market site

The newest Whole Foods Market in West Seattle will be located at 4755 Fauntleroy, situated in a well-established neighborhood, which includes top restaurants, coffee shops, and popular beach areas. The neighborhood is growing fast, and many mixed-use apartments have been built in the past few years. The Whittaker is one such example, constructed in 2017 and designed by the Seattle-based Fuller Sears Architects, which was acquired MG2 Architects. Originally, it was intended that a Whole Foods grocery store be incorporated into the building, but when the company was acquired by Amazon, the project was put on hold. The apartments, however, were deemed extremely popular, and the four residential floors above filled up quickly.

Whole Foods finally decided to move into the space in early 2019 and C and T Design, based out of Chicago, was responsible for designing the store. The project required new layers of insulation and new floors with poured concrete. The electric and plumbing were also installed new. As work progressed, it became apparent that the initial product specified was off-gassing vapors due to high concentration of VOC's that was disturbing other trades and occupants of the building. The project team immediately took action to protect workers and residents and halted further construction activity.

The site conditions were so dire that "sub-contractors were grabbing their tools and walking off the site," says Tom Thielman Superintendent of ESI Engineered Structures Inc. Meanwhile, the tenants living upstairs were calling the authorities because of their concerns.

To mitigate the situation, ESI reached out to Holland Waterproofing to find a viable alternative that would keep the space safe and contain the VOCs. Holland recommended that the team use EPRO's e.Roll product.

"e.roll was ideal because there were zero vapors. We didn't have to resort to using a self-adhered sheet-applied system," says Cody Wicks, project manager and estimator, Holland Waterproofing.

Installation of e.poly reinforcement fabric prior to the second application of e.roll.

Completed System

"Ultimately, e.roll proved to be a huge benefit for other trades involved with the building and the occupants."

A test area was set up in an enclosed area on site, and the product was applied to see if it would be effective enough for the situation. Argus Pacific (a Terracon company), an industrial hygienist, was hired to perform testing. The team was entirely satisfied, and e.roll exceeded all requirements. Throughout the process, the project team appreciated the peace of mind offered through the support of EPRO's Northwest Technical Sales Rep, Mike Fletcher.

"I visited the site on a regular basis to supervise application and installation of the product," Fletcher says. "The team was pleased that the project ultimately was able to stay on schedule, thanks to EPRO's due diligence, making the project an overall success and healthy remodel for Whole Foods employees, customers, and the tenants above in the Whittaker Apartments."

e.roll is a key component of EPRO's redundant field installed composite design concept and is a roller-applied version of e.spray. It is designed for system detailing, repairs, and in areas where the required clearance for e.spray cannot be achieved. e.roll is most commonly used in conjunction with e.poly to reinforce system penetrations, terminations, seams, cracks, and membrane transitions. Decks, overexcavated walls, blindside vertical walls, and underslab E.Series assemblies are appropriate for e.roll applications. It can be applied to a wide range of materials and substrates, high density polyethylene (HDPE), polyolefin sheets, geotextile fabric, wood, metal, foam insulation, and concrete based surfaces (green concrete, shotcrete and concrete masonry units (CMU).

e.roll is a single component material, and no additional blending is required. It is also non-toxic, non-hazardous, non-flammable, and VOC free, and forms both a mechanical and ionic bond directly to concrete.