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Ken Betts
Lizard Waterproofing
and Deck Coatings, LLC



Deck after application of 120 mil reinforced e.spray

Extensive experience in the Puget Sound area meant EPRO’s E.Series was the best match for Dwell Apartments

Located approximately 20 miles outside of Seattle, Kent, WA, provides convenient access to this major city via the Sounder Commuter Rail and local bus lines. In proximity to the eponymous station, several mixed use and multifamily developments have recently welcomed residents. Dwell is one such complex, designed to be a wholly transit-oriented development, ideal for those who work in Seattle or travel often. Within walking distance of the commuter rail, Dwell, a five-story building, presents a mix of studios, one-, two- and three-bedroom units, comprising 154 apartments in total. Additional amenities at the complex include a bike room, fitness center, fire pit, resident lounge, outdoor courtyard spaces, and a rooftop deck.

In this part of the world, the weather tends to be rainier, and the overall environment is more damp. Buildings must be adequately protected. EPRO, Inc., a leading expert and manufacturer of waterproofing and contaminant barrier systems, has a history with projects in the Puget Sound area, and was also selected for use at Dwell. The teams determined that E.Protect for decking applications was the ideal product to for this project’s particular needs.

“E.Protect for decking was used because it’s a cold-applied system, so there was no hot tar pad – and no concerns about people getting injured on site,” explains Ken Betts of Lizard Waterproofing,



Deck prior to application of E.Protect Deck application



Application of reinforcement detail around penetrations



Detailing deck drain

the company responsible for application. “It’s a good, solid system, and we use it in planters and courtyards on other projects, which is why we chose to use it here.”

EPRO is the pioneer of a proven system methodology called redundant field-installed composite design, a method requiring that systems be assembled in the field – not in the factory – using multiple and redundant materials. This approach is ideal for any waterproofing situation or project where contaminants may harm a building, as it can be adapted to varying and specific site needs. Taking its E.Series of redundant systems to the next level, EPRO offers a good (E.Proformance) , better (E.Protect), and best (E.Protect+) system in each application category, allowing for cost-efficient system/site condition matching.

E.Protect Deck is comprised of a 120 mil reinforced polymer modified asphalt (e.spray), with a 15 mil protection sheet (shield 115). Areas requiring enhanced detailing utilize a roller applied version of e.spray, called e.roll. Lizard Waterproofing also

considered E.Protect to be a highly-apt, robust, multi-layered, redundant system, and was drawn to the fact that it could be installed quickly, and came with a 15-year system warranty. The team had to install E.Protect in near-constant rain – a situation that would cause major delays with other waterproofing systems. Yet the product’s fast cure made it possible to spray, dry, and spray again in a short period of time. “In particular, EPRO’s ease of installation is why we select these products for projects,” concludes Betts.

Like any complex site, this project was not without its challenges, yet the application of E.Protect withstood the somewhat undesirable conditions. “EPRO’s reps are always accessible: We can call them directly, and they will answer anything we ask, even highly technical questions,” says Betts. “With others, it can take time for them to get back to us. We also really appreciate direct access to everyone in the company, all the way up to the owner.”