



# Hybrid Building Envelope Protection System

Naples, Florida



Building a custom, 16000 square foot ICF (Insulated Concrete Form) southwest Florida home project, general contractor, Diamond Custom Homes faced some unique waterproofing challenges. Because of the degradation of the ICF foam, without incurring the added cost of rasing the entire building, there were no fluid applied systems that would adhere properly to the ICF substrate. Working strictly with a conventional house wrap, using standard available peel and stick products left critical construction transitions exposed and vulnerable to water intrusion. The hybrid solution of Alpha Pro Tech’s Fortis Rex Wrap and the BEP Blue Barrier

Flash’ N Wrap RG 2400 System, allowed the weatherproofing applicators to address the entire building envelope with a cost effective moisture barrier solution. Utilizing the fully adhered Blue Barrier Flash’ N Wrap technology at critical transitions and penetrations including all windows and doors created a seamless protective membrane at these water intrusion vulnerability areas.

## Solution Partners / Contractors / Applicators

- Partner: Alpha Pro Tech**  
- Valdosta, GA
- General Contractor: Diamond Custom Homes**  
- Naples, FL
- Applicators: Distinctive Coatings**  
- Naples, FL

Steve Delfs, of Diamond Custom Homes had this to say regarding their choice of the Hybrid System; *“We elected to go with a hybrid envelope waterproofing system over the ICF block. Initially, we wanted a liquid applied system to seamlessly integrate critical areas and ICF block joints. Through a vast amount of research and product testing, we were not impressed with the adhesion of the liquids and spray wraps over foam. The Fortis Rex Wrap provides the bulk of the waterproofing. We then tied into previously waterproofed window and door openings with BEP Blue Barrier to create a seamless “jacket” on the exterior envelope. Combined with ICF specified head wall and slope wall roof flashings and utilizing Kemper and BASF products on the decks and flat to vertical transitions, we feel we are providing our client with an envelope waterproofing package that will stand the rigors of southwest Florida.”*

## Blue Barrier Products Used

- **Flash’ N Wrap RG 2400**

The economic savings over a fully adhered fluid applied building envelope protection system while still providing the added value of fully adhered membrane flashings around windows and doors as well as other critical transitions throughout the building envelope makes the Hybrid System an attractive alternative for certain building projects.

David Williams of Distinctive Coatings definitely sees the advantages of the Hybrid System for some of their clients; *“Installing the BEP Blue Barrier around windows and doors as well as penetrations, allowed us the ability to provide a seamless solution to the areas most likely to fail with standard tapes. We have been able to offer this hybrid solution to other builder clients and the system is well received.”*

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BEP Blue Barrier Flash’ N Wrap RG is part of a complete family of liquid applied air and moisture protection products produced by Dominus Innovations.