



IMPERMI TEK
Advanced Seamless Technologies

SKI RESORT TERRACE

Case Study

Project Type:
Surfacing Restoration

System Installed:
ImpermiGrip Surfacing

Project Size:
2,500 Square Feet

Sector:
Commercial

Location:
Northern Utah

Authorized Installer:
ExterPro



PROJECT INTRODUCTION



At a ski resort in Northern Utah, a heavily used 2,500-square-foot concrete terrace had reached the point where its appearance and surface performance no longer met the standards expected of a high-traffic hospitality environment. The terrace serves as an important gathering area where skiers and resort guests can stop, rest, enjoy food and refreshments, and meet between runs. The resort required a restoration solution that would improve both safety and aesthetics without requiring a complex new deck assembly.

Impermitek's Authorized Contractor, ExterPro, was selected to restore the terrace using ImpermiGrip surfacing system. Designed for demanding pedestrian areas, ImpermiGrip provided a practical way to transform the existing concrete into a more attractive, durable, slip-resistant walking surface while supporting the resort's operational and scheduling requirements.



CHALLENGES

The primary concern was pedestrian safety. Over time, the existing concrete had become increasingly slick, creating an undesirable walking surface in an environment where guests may be wearing ski boots, carrying equipment, or moving through the area in changing mountain conditions. The resort needed a dependable slip-resistant finish that would improve traction while also refreshing the appearance of a highly visible guest space.

Access and logistics presented an additional challenge. Because the work area was located within a ski resort at elevation, materials could not simply be delivered directly to the terrace by conventional means. Product and equipment had to be manually transported to the installation area, making efficient material handling and careful project planning essential.

Mountain weather also had to be considered throughout the installation. At altitude, conditions can change quickly, narrowing workable installation windows and increasing the importance of a system that can be applied efficiently and cure rapidly. The contractor needed to maximize favorable weather windows while minimizing the risk of wasted material, installation delays, or exposure of uncured material to sudden changes in conditions.



THE IMPERMITEK SOLUTION



Exterpro began by thoroughly preparing the existing concrete surface for the new surfacing application. The terrace was cleaned and washed to remove contaminants and create suitable conditions for adhesion. Terminations, transitions, flashing interfaces, and drainage details were also reviewed and addressed so the restored surface would maintain proper water flow and integrate cleanly with the surrounding construction.

Because the project required a surface restoration rather than a new waterproofing membrane assembly, the selected build-up was intentionally simple: Impermitek General Primer followed by ImpermiGrip. General Primer was applied to the prepared concrete to promote adhesion and establish a consistent receiving surface for the finish coat.

ImpermiGrip was then installed across the terrace to create the finished pedestrian surface. Its slip-resistant texture is incorporated into the surfacing material, allowing the contractor to achieve traction and appearance in an efficient application. For a busy resort environment, this combination delivered exactly what the project required: a refreshed architectural finish, improved pedestrian safety, and a durable surface suited to regular foot traffic.

The fast-curing characteristics of the Impermitek system were particularly valuable in the mountain setting. Exterpro was able to work efficiently within limited weather windows, helping protect the installation from rapidly changing conditions while keeping the restoration on schedule.

The system's relatively straightforward primer-and-surfacing assembly also supported the site's challenging material-handling requirements.

The completed terrace transformed a worn and increasingly slippery concrete area into a clean, attractive, slip-resistant guest space. Through careful surface preparation, proper attention to drainage and termination details, and high-quality installation by Exterpro, the resort received a practical long-term surfacing solution that improved both the safety and presentation of one of its most heavily used outdoor gathering areas.

