

CASE STUDY

REBUILDING FROM THE STORM:

SUNSET GREEN HOME NEARING COMPLETION TWO YEARS AFTER HURRICANE SANDY STRUCK LONG ISLAND



Left: Sunset Green Home used ZIP System® 1/2" sheathing, a structural 1 rated product.

Right: Huber Engineered Woods representative Michael Machernis shows builder Chris Mensch the benefits of ZIP System™ Tape

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PROJECT RELIES ON ADVANTECH® FLOORING, ZIP SYSTEM® SHEATHING AND TAPE IN BUILDING LEED CERTIFIED COASTAL HOME OF THE FUTURE

Kim Erle, who lost her charming 1940s cottage after Hurricane Sandy wreaked havoc in the Long Island town of Southampton, N.Y., is planning to rebuild the most resilient home possible to reduce the chance of severe damage following an inevitable next storm. Though her former home was no match for Sandy – the most destructive of the 2012 hurricane season – her new home is being designed as a coastal home of the future.

When she was designing her new home, located on the same spot overlooking the Shinnecock Bay on the Atlantic coast where her cottage once stood, Erle learned that Southampton had passed a property tax exemption for LEED certified homes. Since she was already in the process of designing a sustainable home that would incorporate “green” construction materials, she decided to seek LEED certification and become the first custom home building project in the Hamptons’ town to take advantage of the new tax credits.

“I was aware of the significance of choosing the right subfloor before we started construction, and choosing AdvanTech® flooring has already paid off”

**- Kim Erle,
LEED AP HOMES**

“The LEED program requires you to do durability planning before you start to create the design for your home,” Erle said. “We had to think about moisture control and durability and the long-term benefits of each to our project. Choosing the right building materials for a home situated on a body of water is extremely important in terms of having a durable home over the long term.”

Those factors are why Erle and her project team chose AdvanTech® flooring and ZIP System® sheathing and tape for her Sunset Green Home, which she is chronicling at www.sunsetgreenhome.com.

“I was aware of the significance of choosing the right subfloor before we started construction, and choosing AdvanTech flooring has already paid off,” she said. “Our jobsite was recently hit with a torrential downpour, which left two inches of water inside the house. I called our builder, and he assured me the subfloor would be very stable. Today, there’s no warping, no curling – and I promise you could have sailed a sailboat inside the house that weekend.”

TIGHTER BUILDING ENVELOPE WITH ZIP SYSTEM® PRODUCTS

Moisture also is a reason why Erle turned to ZIP System® sheathing and tape for her project. “We were very interested in ZIP System products’ weather-tight seal,” she said. “We didn’t want moisture to infiltrate the home. We are on the waterfront, and the ability to prevent moisture from coming into our home is hugely important. With ZIP System sheathing plus tape, we get a much tighter building envelope.”

Bill Heine, owner of William F. Heine Architect, a Hamptons-based firm that completes two dozen custom homes and renovations annually, concurs.

“I have used AdvanTech® flooring previously in a project in Hampton Bays and have become familiar with its moisture-resistance properties,” Heine said. “For me, it’s all about selecting durable products that will stand up to the elements.”

“The same sentiment applies to ZIP System sheathing as well,” he added. “I like the fact that once you put the sheathing on the roof and tape it, you’re watertight. ZIP System sheathing and tape is almost foolproof. It goes on quickly without any trouble whatsoever, and it performs as intended.”

SATURATED PLYWOOD CAUSED DELAYS, ADVANTECH® PANELS HAVE NOT

General contractor Chris Mensch of Coastal Management LLC, a Hamptons-based luxury homebuilder, is using AdvanTech flooring for the first time on the project, and he’s already seeing the benefits of doing so.

“One of the reasons I wanted to use AdvanTech panels was because our company was coming off a bad experience



with plywood,” he said. “On that jobsite, the plywood had gotten so saturated that we had to use dehumidifiers and heat the house for a month before we could install the flooring. The plywood eventually buckled, requiring us to sand it. It was a total waste of time and put us behind schedule. We have avoided these issues on the Sunset Green Home project by using AdvanTech panels.”

Mensch also is working with ZIP System sheathing and tape for the first time as part of the project. “The reason we use ZIP System sheathing plus tape is because it makes the project watertight,” he said. “Simply put, we can tape it and continue with the house and get it done right the first time.”

Construction on the 3,600-square-foot Sunset Green Home is scheduled for completion in spring 2015. ■

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ZIP System // ZipSystem.com // 800.933.9220

Sunset Green Home // SunsetGreenHome.com

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