NEWBRICK®

PERRYSBURG, OHIO COLLEGE CAMPUS SOLVES THEIR RENOVATION CHALLENGES WITH NEWBRICK®

CHALLENGE:

The Executive Director of Operations at this community college needed to renovate one of its clay brick buildings that had experienced water infiltration for years. Driving rains would cause water to enter the building and drip through the ceilings. Also, the R-Value was extremely low, creating condensation that would further drip into the building. Simply put, building occupants were faced with an uncomfortable, challenging and damp working environment.

SOLUTION:

Enter NewBrick, offering this community college a beautiful brick renovation alternative fitting perfectly within its existing brick-clad campus, while solving its critical water infiltration and R-Value challenges with a "perfect" wall solution.

PROJECT TEAM

ARCHITECT:
SSOE ARCHITECT

APPLICATOR:
POLLOCK PLASTERING

DISTRIBUTOR:
INTERIOR SUPPLY

Owens Community College, a comprehensive community college established in 1965, provides educational opportunities and training to residents in the Perrysburg, OH, area. As with most campuses, the buildings are brick clad, which provides a charming, uniform identity and aesthetic.

The only problem? This administration building was leaking. Moisture entering a building can lead to serious issues such as poor air quality and damage to heating, ventilation and air conditioning systems. The perfect building envelope requires the right cladding solution and plays a critical role in controlling moisture.

Danielle Tracy, Executive Director of Operations, said that for years the building was uncomfortable to work in.

"People would complain all the time that they had water coming directly in their windows." The school was required to change out ceiling tiles and constantly perform drywall repairs and painting around the windows just to keep this building presentable. That's a lot of work that proved costly over several years of repairs.

Enter NewBrick, with a full wall solution to solve the moisture intrusion issues and increase the R-Value while preserving the rich historical campus look.

“People are excited that they aren’t getting rain dripping onto their desks anymore. They are excited about the way it looks…And they’re excited to be in a building that’s more energy efficient, and it’s going to be more comfortable for us throughout the year.”

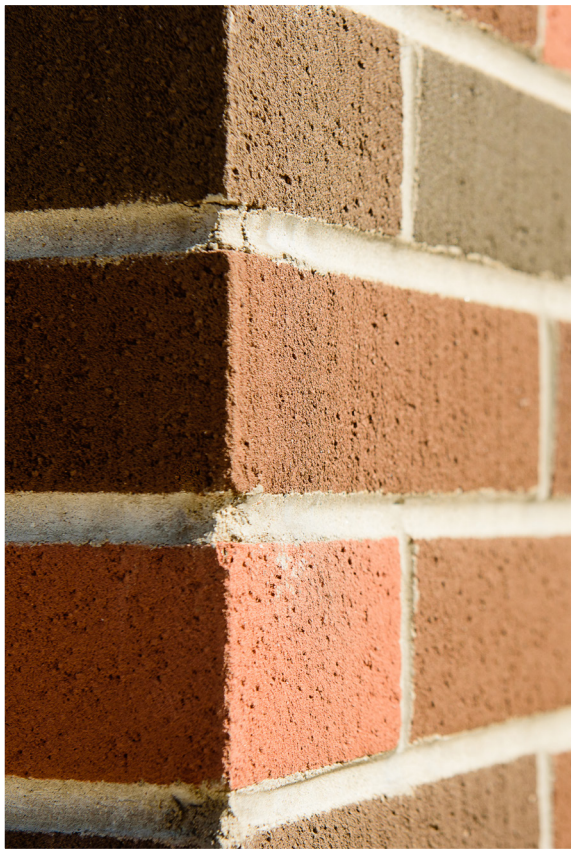
— Danielle Tracy | Executive Director of Operations

After years of water infiltration, Tracy was determined to solve this troubled building’s problem. She hired SSOE Architects, who in turn hired a third-party forensic building envelope specialist to evaluate the building. They presented a couple of options for consideration. One possible option was to completely remove all the clay brick, put in flashing and then put all the clay brick back. As Tracy said, “we thought that this brick retrofit option was invasive and would cause a lot of disturbance to our building occupants for a pretty long time. And, we weren’t totally comfortable with opening up the building and not being sure what we were going to get ourselves into.” Enter, SSOE Architect’s NewBrick recommendation which turned out to “be a great compromise between wanting to keep the brick look of our building and solving our water infiltration problem.” After confirming condensation linked primarily to dew point and thermal bridging challenges, they called back the architect and the NewBrick team with Tracy’s acceptance to perform a water vapor transmission analysis. The study revealed that the best remedy was to adhere a two-inch NewBrick Continuous Insulation (CI) system to the outside of the building to maintain the look that the campus needed to achieve.

So, what does Tracy think about how the project turned out?

“So, the first time I saw it, I was honestly really impressed that it was just a brick veneer on the outside. I couldn’t believe that’s what it looked like. And then to see the insulation behind each of the brick veneer pieces was even more impressive.” Tracy knew right away that the building’s R-value was going to increase once she saw the NewBrick CI being installed. She was also extremely pleased that her colleagues were excited about how the building looked. They all agreed as the project was going up that “this was going to look a lot like our traditional brick building.” The match was perfect from a color, blend and texture standpoint. It simply integrates into the rest of the campus community, which was a key goal of Tracy and her team when they set out to begin this renovation.

When asked if there were any skeptics to using NewBrick during the decision-making process, Tracy chuckled and



told us that her father was uncertain if this would work. "My Dad is a bricklayer by trade," Tracy explained. "As a lifelong bricklayer, he was skeptical of a system that was anything other than the traditional clay brick he used during his career."

But, once Tracy's father saw NewBrick and had a chance to really understand what it was and how the whole wall solution would work to solve Owens' problems he said…"that's pretty cool." As Tracy said, "that's pretty cool from a bricklayer was a good validation that we were heading in the right direction."

So, what's next for Tracy and the Owens Community College Campus? For one, they are thrilled that the problems have been solved and they have a beautiful building that matches the surrounding campus. They are already thinking about embarking on the next NewBrick renovation, as they have several other buildings with water intrusion issues. So, there will certainly be more to come as we follow Tracy's journey.

"There's a lot of colleges and universities that have rich history. And, of course, you want to preserve that through the look of your buildings. When you have alumni that come back to your campus, they want to feel like this was where they went to college. This was where they spent their higher education, this is where they got their degree. You don't want to dramatically change the look of your campus because you don't get that buy-in from people who went there and had a connection to your campus. So, we were excited that we were able to preserve the look of our campus and solve our problem." – Danielle Tracy

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