

CertainTeed
GlasRoc[®] BRAND
High Performance Exterior Sheathing

CASE STUDY: MALIBU BAY APARTMENTS



GlasRoc[®] Sheathing is covered by U. S. Patent No. 6,524,679, and other patents and patents pending.

Project:	Luxury apartment complex
Location:	West Palm Beach, FL
Application:	Direct to metal stud framing, exterior stucco finish
Square footage:	200,000 sq. ft.
Distributor:	On-Site Materials, Riviera Beach, FL
General Contractor:	BJ&K Construction, Ft. Lauderdale, FL
Wall Contractor:	VDI Drywall, Miramar, FL

Hurricanes Frances and Jeanne hurled torrential rain at nearly 100 mph against the acrylic face of CertainTeed's (formerly BPB) high performance GlasRoc[®] Sheathing during construction of the 264-unit Malibu Bay apartment project. A decision made by the complex's owner, Simon Property Group, to upgrade from the paper-faced gypsum board originally specified for the job turned out to be a stroke of genius. A change order was issued to substitute GlasRoc[®] Sheathing, with its unique paperless polymer-modified gypsum surface.

The Malibu Bay apartment project in West Palm Beach, FL, contains 11 three-story buildings across from the Palm Beach Mall. The community offers one, two and three bedroom living spaces with wall-to-wall carpeting and ceiling fans in each room, as well as a tropical-themed clubhouse and leasing center, sparkling swimming pool, tot lots, and picnic areas. While the tenants enjoy the abundant amenities outside of their lakefront apartment homes, GlasRoc[®] Sheathing is hard at work protecting their indoor air quality by offering superior mold and mildew resistance.

The exterior walls at Malibu Bay are a framed closure type system. The GlasRoc[®] Sheathing was secured to the frame and then a paper-backed wire lath layer was attached to the GlasRoc[®] Sheathing before a conventional stucco layer was applied. Project Manager Bob Runyon with BJ&K Construction of Ft. Lauderdale checked the price and the performance of GlasRoc[®] Sheathing and Simon Property Group authorized the switch from regular gypsum sheathing to GlasRoc[®] Sheathing. "We all wanted to upgrade basically for mold issues and durability," Runyon said.

1 CertainTeed's Sales Representative Edward Maloney explained that the 5/8" GlasRoc[®] Sheathing Type X panels exceeded the original specifications for the 264-unit, three-story Malibu Bay project. "GlasRoc[®] Sheathing panels feature a water-resistant gypsum core between fully embedded glass mats, with a protective acrylic coating on the exterior face," Maloney said.

2 GlasRoc[®] Sheathing utilizes technology developed over 20 years ago. Installers can easily score one side of the boards to snap free to accommodate special cuts like the archway entrances at Malibu Bay. Contractors report that GlasRoc[®] Sheathing's uniform field and edge hardness simplifies trimming and fastening at the job site, and special fasteners are not necessary. "The GlasRoc[®] Sheathing is easy to handle, and we hung it without the need for special tools or special fasteners," said Julian Leva of VDI Drywall.

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