

Roofing Case Study: The Holbrooke Hotel

Project Name: Holbrooke Hotel

Location: Grass Valley, California

WetSuit Applicator: Neptune Coatings

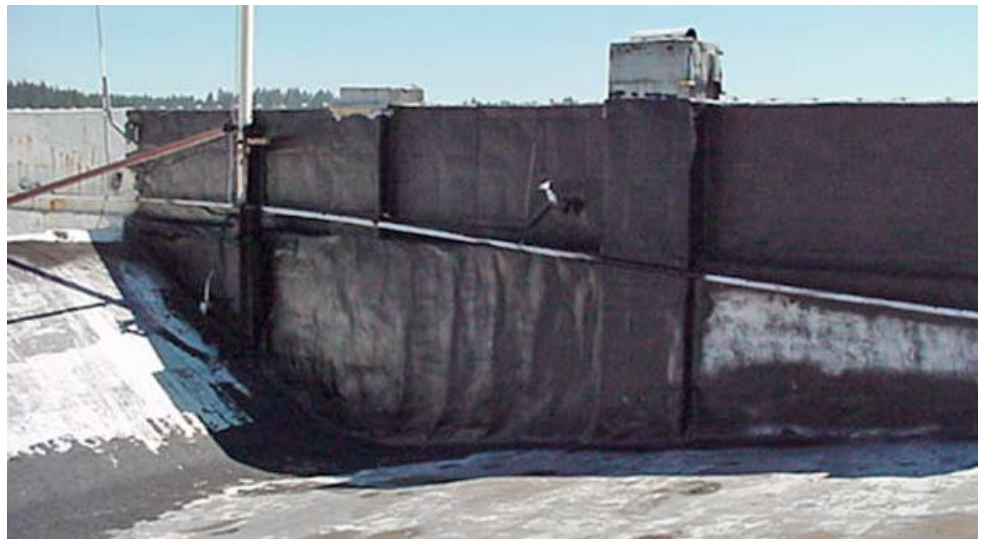
Year Completed: 2004

Square Footage: 5500

The Holbrooke Hotel is a 150 year old registered historic landmark built during the gold rush era in Grass Valley, California. The new owners were seeking a new roofing system that would be cost effective, energy efficient, environmentally responsible and non-invasive to the historic structure.

Challenge

The management required as little disruption as possible for the guests. With old growth redwood roof decking, an original tin roof over that and three roofing systems over the tin, a tear off and new roofing system would be costly, noisy and pervade the hotel and restaurant with fumes. Although the original skylights were leaking, they wanted to keep them in place to preserve the history. In addition, the five air conditioners were running non-stop from April, causing inflated energy bills. The air conditioners would be required to be lifted off the roof during installation of our competitors roofing systems; this would incur additional cost. The attic, which was used to harbor gold miners and pioneers



Roofing Case Study: Holbrooke Hotel continued

hiding from the law, now harbored only humidity and heat. This was causing damage to the old brick walls and further increasing the demands on the air conditioners.

Strategy

With its lightweight, monolithic, self-adhering and odorless nature, the WetSuit System was the ideal choice. The small crew of three worked quietly and efficiently over four days. Not a single nail was used during the re-roofing process, keeping the noise pollution to a minimum. The skylights and air conditioners ducts were sealed to the rest of the roof creating one continuous WetSuit membrane. There was no need to alter the skylights or move the air conditioners. The Reflex topcoat was installed giving the roof a blinding white finish. Three solar vent fans were installed to cool the humid atmosphere in the attic. The fans also decreased the demands on the air conditioners.

Results

The roof was completed ahead of schedule. There were no complaints from the guests. The many leaks in the roof were repaired and insured for many years to come. The Reflex topcoat and solar vents decreased the demand on the air conditioners; one out of five required in mid August. The Holbrooke Hotel were very pleased with the results, advocating WetSuit's green roofing qualities in an article in the local newspaper.

