

BENJAMIN OBDYKE

roof & wall products

CUSTOMIZED TO COMBAT THE ELEMENTS

Homeowner chooses Benjamin Obdyke products for enhanced moisture control in high-end Pacific Northwest home

PRODUCT FEATURED: FlatWrap UV Housewrap (formerly FlatWrap HP) & Slicker MAX Rainscreen



Beautiful, waterfront views extend for miles in every direction. A warm sea breeze floats above Hood Canal. Acres of pristine, protected forest provide seclusion and serenity. These are some of the near-daily perks of life in Dabob Bay, a natural area located on the North end of Hood Canal in Quilcene, Washington. A vital wildlife habitat, Dabob Bay is one of the largest and highest quality salt marsh estuaries in Puget Sound, according to the Nature Conservancy.



The Challenge

For homeowners, the risks of building in this area can be just as striking as its beauty. Coastal weather brings elevated moisture levels and humidity, dramatically fluctuating temperatures, high winds and wind-driven rain, saltwater spray, and many other weather-related challenges. For a structure to maintain its integrity and last a long time in Dabob Bay, effective moisture management controls are essential.

Ron Steckler arrived at the Seattle Home Show in February 2016 in search of high quality products for a custom home project. In order to feasibly build his dream house in Dabob Bay – a beautiful, functional and highly energy-efficient structure – he knew he would need a commercial-grade rainscreen and Water Resistive Barrier (WRB) combination to stand up to the area's extreme conditions.

Benjamin Obdyke's line of moisture management products was on display at the show, including Slicker MAX rainscreen and FlatWrap UV Water Resistive Barrier (WRB). The products help wood-sheathed structures manage moisture and resist mold, rot, and structural damage. By providing a ¼" air space between the back of the siding and sheathing, Slicker MAX combines drainage and ventilation capabilities, allowing interior walls to remain dry. It meets Section R703.1 of Oregon Building Code, as well as the 2015 International Residential Code, which requires this type of material be used throughout all Canadian construction and in a number of various cities and municipalities across the U.S. Unlike any other rainscreens in the product line, Slicker MAX features a filter fabric that provides enhanced UV and adds compression resistance which is ideal in a Fiber Cement application. When incorporated with FlatWrap UV as the WRB component, you have complete system protection within the rainscreen wall application.

Steckler worked closely with local home designer Joe Luckey to hand pick all the building products used for the main house and attached Accessory Dwelling Unit (ADU). Other specifications included ACS roofing, Marvin fiberglass windows, Hardie plank and panel, 26-gauge, specially coated metal siding and more. For its part, Slicker MAX was specified to allow moisture to condensate away from the house through gravity and airflow, while FlatWrap UV added a much-needed layer of protection for the building envelope. The additions helped bring the design together, giving Steckler confidence that the lifespan of the other products would also be extended.

"Living in the Pacific Northwest and in Alaska's Matanuska Valley, I've seen firsthand what these elements can do to a property," said Steckler. "In order to make our investment in an ultra-modern home worthwhile, we utilized products that had an excellent name behind them and a proven reputation for quality. We had no doubt that Benjamin Obdyke's products would be every bit as good, and then some."





The Ultra-Modern Home

Set on a no-bank waterfront lot on the bay, the 2700 sq. ft. main house is connected to the 1750 sq. ft. ADU through an elevated greenhouse breezeway. The ADU consists of a guest suite and outdoor deck area on the top floor, as well as a two-car garage and enlarged boat bay below, and an attached trailer port. Both units were oriented on specific angles to protect against the elements as well as to optimize the view corridors, which give the structure almost a cinematic quality.

"It's not your regular, rectangular house," said Luckey. "The two structures are very tall and windowed in order to capture all of the South views extending 30 or 40 miles back down Hood Canal. As a result, the structural engineering aspect of the design needed to be extremely detailed in order to minimize the impacts of severe weather, which are magnified at the upper elevations of the structure."

In order to perfectly achieve those views, Luckey imported a CAD model into an advanced virtual reality software engine known as BIMX. With a first-person view of the house, he and Steckler beautified different areas of the home and made them more functional.

The energy-efficient design of the home was yet another factor setting it apart. The design called for approximately 40 solar panels to line the roof, while the interior features include LED lighting, low voltage appliances, an industrial, restaurant-style kitchen area, an elevator and more.

With the design vision in place, Steckler hired a highly-regarded local construction team led by Rollie Hanna to execute the construction. For the exterior envelope of both units, the contractor needed to execute with maximum attention to detail, especially in moisture prone areas around windows and doors. Slicker MAX in particular was critical for helping wick moisture away from the house and prevent mold that can propagate between wood paneling and housewrap.

"Benjamin Obdyke wall products also significantly reduced labor costs for the installation by obviating the need for nailing wood or plastic bats to the framing every 16 inches to create separation between the housewrap and the siding," said Hanna. Slicker MAX was installed in a single step, minimizing the influx of water vapor and accelerating its outflow.

"It's easy to see why a product like Slicker MAX would be code in areas with moisture concerns," said Steckler. "The product does a much better job of wicking than what plastic or wood bats would do. Additionally, installing a permeable membrane like this ultimately meant that we would not have a weak link in the chain. Our house will meet our ultimate goal of minimal maintenance over its life and be a practical place for aging, inside and outside."

***Since the completion of this project, the product FlatWrap HP has been changed by the manufacturer to FlatWrap UV specifically designed for open joint cladding applications.**

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**Ron Steckler,
Homeowner**

About Benjamin Obdyke

Since 1868, Benjamin Obdyke has been a leading designer and provider of moisture management solutions. Our founder, Benjamin P. Obdyke, pioneered the first-generation corrugated downspout. This innovation ultimately led to the modern day Benjamin Obdyke. Benjamin Obdyke's pioneering spirit remains the hallmark of our company today.

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