



Tremco Headquarters: *Leaky Slate Façade Retrofitted with Energy-Saving Cladding*

The outdated, energy-inefficient Tremco headquarters facility (left) was retrofitted with a new façade featuring Dryvit's Outsulation Plus MD system (right).

Challenge:

To update the deteriorating, energy-inefficient slate façade of Tremco's headquarters within a tight timeframe while the facility was still occupied.

Solution:

Dryvit's Outsulation® Plus MD exterior cladding system was installed directly over the existing slate façade, allowing occupants to continue work as usual and resulting in significant time, energy and cost savings.

DEVELOPER:
Tremco Inc.

ARCHITECT:
O&S Associates

GENERAL CONTRACTOR:
WTI

APPLICATOR:
Saylor's Inc.

Like many circa-1970s structures, Tremco's three-story, 46,200-square-foot headquarters building in Beachwood, Ohio, was outdated, costly to operate and extremely energy inefficient, with a dismal ENERGY STAR rating of 11 and energy costs exceeding \$4.75 per square foot – twice the industry average. In addition, the existing slate façade contained numerous cracks and fissures from aging and deterioration, causing air leakage and water infiltration throughout the building envelope.

Faced with the challenges of this underperforming building, the Tremco headquarters required an extensive, foundation-to-roof overhaul, with the ambitious goal of achieving LEED® Gold certification for the facility.

Originally slated for two construction seasons, the construction schedule was compressed into just five months. Despite this large undertaking, a top priority was that the renovation could not interrupt normal business operations. Because removal of the existing slate façade was not a viable option for an occupied building, an exterior cladding needed to be installed directly over it.

In collaboration with general contractor WTI and Tremco Commercial Sealants & Waterproofing, Dryvit Systems, Inc. designed a new façade featuring its [Outsulation® Plus MD high-performance exterior insulation and finish system \(EIFS\)](#), which would provide continuous insulation and an air- and water-resistive barrier.

“Our Outsulation® system was the more sustainable option,” said Bob Dazel, AIA, CSI, LEED GA, at Dryvit Systems, Inc. “It could be applied directly over the existing slate façade, eliminating the additional time and expense of removing and disposing of the slate in a landfill.”

In addition to Dryvit’s involvement, the retrofit featured integrated solutions from several of Dryvit’s sister companies within the RPM International Inc. family of businesses, including WTI, Tremco Roofing & Building Maintenance, Tremco Commercial Sealants & Waterproofing, Canam Building Envelope Specialists Inc., Increte Systems, Stonhard, Fibergrate, Carboline Company and Modern Masters.

Once the Outsulation® Plus MD system was installed, Dryvit applied its durable [TerraNeo® exterior finish](#) in a custom color, which transformed the building by giving it the high-end look of granite. The same system was applied to the south building on Tremco’s headquarters campus in a brick finish, complementing its existing brick façade perfectly.

The Outsulation® Plus MD system provided continuous insulation for the facility and helped to significantly reduce operating costs and energy consumption. In fact, during the first full year after construction was complete, electricity was reduced by 33 percent and gas emissions were reduced by 67 percent – increasing the facility’s LEED rating by a staggering 61 points.

As a result, the newly retrofitted Tremco headquarters building was certified by the U.S. Green Building Council as LEED® Gold – its 72 points far surpassing the minimum requirement for Gold status. In addition, the renovation was so extensive that the facility was classified as new construction, earning LEED-NC certification.

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REFERENCE MATERIAL:

[Outsulation® Systems DS 266](#)

[TerraNeo DS 250](#)