



## PABCO Helps Create Quiet for Condominium Units in Historic 1917 Building

PABCO® Gypsum and ....

### Portland, Oregon


Portland, Oregon, also known as the "City of Roses" for its beautiful rose gardens, is a city with great historic interest, and lends importance to preserving its links to the past. Marianna Condominiums were created from a carefully restored building, originally built in 1917 in downtown Portland to house the lumberman who cleared and built the downtown area.

### Quiet Planning

Marianna Condos now houses 12 units and has been developed and renovated by the OV River Group. "We started with a building where you could hear everything from floor-to-floor and hallway-to-hallway," said David Markham, founder and principal of OV River Group. "That concerned us because the main source of lawsuits on buildings like this comes from noise problems. We wanted to do as much as we could to prevent that from happening."

OV River Group had a number of up-front requirements to make the project successful:

- Create STC levels that met or exceeded city code requirements.
- Adhere to fire codes and regulations.
- Reliably create noise reduction.
- Find a sound-reducing solution that didn't require staggered framing since they needed to stay within the frame of the historic building.

A photograph showing a modern interior space, likely a living area, with two wicker armchairs, a coffee table, and a large window with a view of the outdoors. The floor is covered in a patterned rug.

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– David Markham, Founder & Principal, OV River Group



## The Quiet® Solution

OV River Group decided to terminate the relationship with their architect for negligence at the recommendation of city inspectors. OV River Group researched "soundproofing" options on the Internet and came across QuietRock® products by PABCO® Gypsum. What they found - a unique product family that allows architects and builders to construct quality, quiet spaces in busy, high-traffic, unpredictable noisy environments like multi-family housing. The use of Quiet products can directly support sustainable zoning approaches to land utilization by reducing material use and waste.

## Results to Date

"The party walls in between units are now completely soundproof. You can knock on them and can't hear anything. Even hallway walls with doors on them are still well soundproofed. Our decision to use QuietRock on both sides with the recommended rails, along with insulation in the walls got us to the point where we have more than met everything we set out to do," said Markham.

Additional benefits from using QuietRock for the Marianna Condos project include:

- An STC Rating of 57, ten points higher than city requirements.
- Compliant with UL code requirements for fire safety.
- Standard drywall assembly methods, with no additional training.
- Use of QuietRock in the ceiling panels eliminated airborne noise, like stereo and TV sound transmissions.
- Sold all units in a timely manner, even in a downturned housing market.

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## About QuietRock®

QuietRock® replaces older techniques such as resilient channels, clips, sound board and mass loaded vinyl and offers lower cost solutions than other methods for equivalent STC ratings. From 1/2" entry level to 1-3/8" professional products, there is a model for any project. QuietRock® hangs and finishes just like standard drywall and is fully lab and field-tested to STC 80, depending on model and assembly. PABCO® Gypsum has shipped millions of QuietRock-brand panels for use in thousands of residential and commercial construction projects.

## About PABCO® Gypsum

PABCO® Gypsum, a division of Pacific Coast Building Supply, owns and operates sustainable gypsum wallboard operations in Las Vegas, NV and Newark, CA. Family owned and operated since 1972, PABCO® Gypsum has been providing gypsum wallboard products and superior customer service throughout the Northwestern hemisphere of the United States. PABCO® Gypsum began manufacturing and shipping gypsum board from its Newark, California facility in 1972. Five years later, PABCO® Gypsum expanded with the acquisition of a combined manufacturing and gypsum quarry facilities north of Las Vegas, Nevada. In 1998 and again in 2005, the Las Vegas plant was expanded and modernized. In 2009 the Newark, California plant was also expanded and modernized. Today, the two facilities supply over 1.67 billion annual square feet of gypsum board, making PABCO® Gypsum one of the largest producers in the western United States.

In August 2013, PABCO® Gypsum acquired the QuietRock® product line and manufacturing operations from Serious Energy, Inc; further strengthening company brand and product portfolio. PABCO's complete line of gypsum products is used in virtually all types of construction from single-family residential to commercial high-rise structures.

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PABCO customers get the best: Quiet® brand products allow builders and architects to offer luxury living conditions in noisy, previously undesirable areas. The use of Quiet products can directly support sustainable zoning approaches to land utilization by reducing material use and waste.