



Quick Facts

EPA & AIA Best Building Product Award

» [Watch the short Video](#)

Chevron, NRG Energy, etc...

ROI over 50% + Treasury Incentives ⁱⁱ of \$3 to \$10 per rentable sq. ft. is typical with this patented system. 3 month payback typical.

Interested? Let us calculate the ROI & Incentive for your project.

Increase... Building Cash Flow - Sale Value - Leasing Benefits

Receive... Treasury Incentives - LEED® Credits - Facility Flexibility

Reduce... Facility Operation Costs - Remodel Employee Downtime Costs

- **Federal Leases or Buildings must meet Executive Order #13514: Recycle Quotas** Typically just the use of Green-Zip Partition alone will meet Executive Order #13514 which requires 50% of all materials used in a project to be certifiable as recyclable or re-usable after 2014 for projects that receive government funds or tenants.
- **Green or LEED Credit without adding to the budget:** ⁱⁱⁱ The LEED Examiner approved the Green-Zip system for a "de-construction" ID Credit stating it can also be used on other projects.
- **Allows reconfiguration and reuse of drywall partitions:**
 - a) **Installed by normal contractors** with normal materials: normal drywall/ studs/ tracks/ screws. Just give them the Green-Zip® joint



tape and have them leave a short green "tail" at the base of the partition (later covered by the base board or carpet ^{iv} to announce to later construction crews that this is a special wall that can be "zipped" up, and relocated. ^v

- b) **Disassemble and "reuse"** drywall panels & studs rather than demolish: quick ^{vi} & inexpensive. ^{vii}
 - c) **Avoids noisy dusty demolition** sawing and sledge hammers. The noise and dust of demolition normally delays reconfiguration construction because it often requires night and weekend work (with overtime rates) in order to reduce disruption to adjacent occupants.
 - d) **Reduce the cost & time of the reconfigured wall by about half** because the materials are reused; and, you save time and freight elevator delays because the materials are already on site.
 - e) **Increase profit** by improved efficiency of worker or assembly line through relocating walls.
 - f) **Avoids problems associated with Pre-Manufactured Partitions (PMP):** such as long lead order time—which slows response to inevitable changes; missed move-in dates; delayed move-in because GC must finish before "PMP" is installed; discontinued parts; inventory management problems, cost and space needs; repair costs; visible seams; noise transfer at joints, ceiling, and floor; and initial high cost. Just relocating PMP's normally costs more than new drywall! ^{viii}
- **Shorten the construction schedule** because the tape self adheres to the joint ^{ix} and omits the first layer of joint compound thus saving installation and curing time. ^x Now, "quiet" remodel work can be done during normal business hours (not just nights & weekends) without disturbing occupants.
 - **Green benefits:** Reuse the drywall panels & studs rather than demolish, thus it (a) Reduces project related landfill costs, time, transportation and energy costs—26% of the waste by weight in a construction landfill is drywall according to NAHB Resource Center; EPA Report by IFC Corp. states 20% by volume; (b) Provides a hedge against future ever-increasing landfill and waste costs. (c) According to Business Week, manufacturing drywall "accounts for **1% of all energy used by US industry** and thus a comparable percentage of all industrial emissions. ^{xi} (d) GZTP is the 1st step to de-constructing the whole building, not just the wall, as it allows access to internal parts of the building—just one



more advantage of demountable drywall over "pre-manufactured" partitions.

- **Mitigate Mold and Legal Costs:** (a) Mold mitigation: where there is a building envelope leak or fixture water overflow the drywall panel can simply be "zipped" up, the wall cavity dried out, certified as dry by the installer (to prevent future litigation exposure) and reinstalled. ^{xii} (b) Hedge against future liability for placing known toxic elements into the environment.

W. Frank Little, Jr.
M.S. Architectural Tax Law, AIA, ASID
President, TADC LLC



END NOTES Green-Zip® Tape Partition

- i. Life Cycle Building Challenge sponsored by the U.S. Environmental Protection Agency and the American Institute of Architects: Best Building Component Award Winner; September 20, 2007. Link: <http://www.lifecyclebuilding.org/2007/winner-tape-bio.php> . In August 2010 Green-Zip Tape Partition received the coveted ARCHITECT Magazine R+D Award.
- ii. In early 2008 the Commissioner of the Internal Revenue Service signed an Agreement with the demountable drywall Green-Zip Partition™, together with the Green-Zip Tape™, as personal property not real estate—thus qualifying for the tax based monetary incentive. When they are part of the Green-Zip Partition System™, the glass, doors, frames and hardware, wall finishes and specialties also qualified for the government incentive. Other brand tapes failed to be determined 5 year property and were disallowed the incentive even when used with the patented method for removal and reuse. Beware of any tax service making current claims regarding IRS determination that their demountable drywall is personal property—After 2008 demonstration before the authorities, they are keenly aware all the other tapes failed to qualify for the incentive after the joint compound had been allowed to dry to near maximum hardness. "Non-profits" contact Sales@Green-Zip.com for charitable contributions.
- iii. Green-Zip Tape Partition™ (GZTP) makes the project a candidate for the following LEED Credits without adding to project budget because the GZTP typically qualifies for U.S. Treasury monetary tax incentives to fund them: 1. Innovation Credit: ID Credit 1.1 [deconstruction method] + 2. ID Credit 1.2 [toxic Mold Mitigation] + 3. ID Credit 1.3 [electrical within the GZT Partition that is now plug and play as with Bk of Amer.] + 4. MR Credit 7: Certified Wood [doors funded as part of GZTP] + GZTP funded glazing for: 5. Env. Quality: EQ Credit 8.1: Daylight of Spaces and 6. Credit 8.2: Views for Spaces + Establishes basis for future LEED Certification adding: 7. MR Credit 1.3 Building Reuse: maintain 50% of interior Non-Structural Elements, 8. MR Credit 2.1 Construction Waste Management: Divert 50% or 75% from Disposal (1 or 2 pts), 9. MR Credit 3.1 Materials Reuse: 5% or 10% (1 or 2 pts). 10. Indoor Air Quality EQ 3.1 where dusty demolition would otherwise occur.
- iv. Where there is no base board or carpet, contact Sales@Green-Zip.com for pull-tab method.
- v. There are three methods of attaching the panel to the "middle" studs: Good, Better & Best. First, the Best: use two parallel beads of Green-Zip Adhesive™ about every 3 feet on the middle studs (each bead is about 3 inches long by about ¾ inch diameter). We have installed millions of square feet using this method without any failure. This method saves the contactor additional time because it omits the need to float and sand the screws that are now not at the middle studs. Better: use 1 or 2 screws at middle studs Good: use screws as normally done (but with demountable GZT over the joints). Contact GZTP for deconstruction information. This method takes a little longer to disassemble. Misc: Use of paper tape is recommended at corners and ceilings. Also the "green" color of the "Zip" joint tape will telegraph through if the mud is insufficient, giving aid to inspectors. See www.Green-Zip.com for more information, current specifications & clarifications.



- vi. Disassembled and stacked on a cart for reuse took about 1 lineal foot per minute per man. [see video at www.Green-Zip.com]
- vii. GZTP costs less to disassemble than it costs to demolish & dispose of a normal drywall. GZTP also provides a hedge against ever-increasing material costs & shortages.
- viii. The GZTP can however accommodate specialty items from pre-manufactured movable partition systems such as sliding glass doors and the like. HOK Architects specified such a combination on 100 floors for Chevron in Houston. Gensler Architects specified GZTP for a 50 floor corporate headquarters. The GZTP can also provide sound proofing to the deck.
- ix. Green-Zip Tape™ is the only self-adhesive tape licensed to use patent #7197853, #7451577B2, AND other Pending Patents which is required to assemble and disassemble the drywall; further it is the only tape that will remove the mud compound after it has cured to full hardness; [This was demonstrated for and captured on video by the IRS] further, Green-Zip Tape™ has twice the adhesive of other brands of mesh tape & it does not use short-shelf-life rubber based adhesive. It is the only brand that passed the IRS test . . . the other tapes failed to meet their requirements and thus failed to meet the requirements for the monetary incentives.
- x. This also provides an opportunity to accelerate construction schedules due to the reduced risk of water damage from early installation of partitions before the project is totally water protected (panels can now be easily zipped out, dried and reinstalled or replaced rather than demolished along with the studs).
- xi. Refer to Business Week magazine January 21, 2008 page 61.
- xii. This is a rapidly escalating cost of building ownership. Holiday Inn / Intercontinental Hotel Group approved TAD's demountable Green-Zip Partition for its projects as a means to reduce costly mold illness and related litigation from mold illness claims.