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CASE STUDY

Residential home | Scituate, MA

Thermally Broken Roof Hatch Allows for Breathtaking Ocean Views

Growing up on Cape Cod in Massachusetts, PJ Antonik knew rooftop decks are highly coveted by residents who yearn for views of the nearby Atlantic Ocean. What the builder did not realize is how challenging they can be to construct.

Antonik, the founder and CEO of Oak Development Design, and his team constructed a 3.5 story home that includes a 500 square foot rooftop terrace. The ridgeline of the house sits 40 feet in the air, allowing homeowners and their guests unparalleled ocean views. They will access the terrace with a custom-built ladder, passing through a thermally broken roof hatch manufactured by The BILCO Company.

The 3,400 square foot home in Scituate, Mass. is located in a 4-unit development, all designed by Oak Development & Design, just one block from Cohasset Harbor. All four homes have roof decks. "This is the only one with a roof hatch," Antonik said. "They will have a wide-open view of the Atlantic and the sun sets behind you. If you're going to build a 3.5 story home with the Atlantic close by, it's a massive miss if you don't have an ocean view. It's the kind of thing that pushes the potential buyer over the edge to make an offer."

Antonik designed roof access through a skylight style window accessed by a traditional staircase for three of the homes. Rooftop access for the final house came right through the center of the roof. "We had to do an internal custom ladder, and I've never done that before," he said. "It was especially interesting to figure out how to frame it."

Antonik deliberated about how to access the roof before deciding on the thermally broken roof hatch, which measures 48 x 32 inches. "I wanted to keep it to a very low profile, so we mounted it on the framing down on the rubber roofing and framed around it, so it's not sticking way up on the roof. It sounds easy, but it was actually pretty complex, especially never having done it before."

Antonik said he tried other roof hatch models but found them hard to open. He selected the BILCO hatch for its superior energy performance and because it is easy to open and close. BILCO hatches feature counter-balanced lift assistance for easy, one-hand operation and an automatic hold-open arm. A frame



and cover design that minimizes heat transfer between interior and exterior metal surfaces delivers year-round energy efficiency.

"Roof hatches are hard to find," Antonik said. "This one was easy to install and easy to work with, which is why we chose BILCO. The thermally broken aspect to it made it great choice to help reduce energy consumption."

Homeowners with houses close to water enjoy views year-round. Sometimes, however, the builder needs to creatively design a solution that provides those views. "Every bit of view you can get is really worth it aesthetically," he said. "We wanted to capitalize on the beach and the views it can provide and the BILCO unit made that possible."



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