

Acre of Trees Saved!

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Ultra-High Efficient, Green Built, Non-wood constructed homes designed to meet the growing needs of single family home owners while saving an acre of trees per house in the process.

While traditional builders continue to build wood frame housing to satisfy the ever growing housing market, Blue Ocean Homes leaps forward in time not hampered by traditional materials and methods of construction over

coming the sometimes short sighted developer forecasters and construction actuaries.

Although, it is true traditional wood framed housing is quick and relatively inexpensive to build. However to maintain the profit margins developers and builders must utilize ever declining grades of lumber, lower grades of building materials and cut corners in the building process, in turn producing an ever degenerating or substandard product yet demanding a higher and higher retail price for their product.

Additionally, developers utilize an assembly line method of construction helping to further reduce costs making for a very profitable product to sell.

This therefore continues to keep wood as the standard for profitability in the housing market.

Blue Ocean Homes has developed the same style of assembly line construction without the need for traditional materials. Showing that a non-traditional green home can be built relatively inexpensively but is a thousand times stronger than any traditional wood framed home and with the durability to last 100 years or longer. Yet still able to be produced with a standard margin of profitably for a developer or builder.

Blue Ocean Homes has effectively eliminated all of the lumber it takes to frame a home and in the process utilizes large quantities of recyclable material such as Styrofoam. This light weight

product which has a very high insulation value is given a second life and now no longer requiring placement in landfills for disposal.

The concept is not new yet remains elusive to the housing industry because of a miss-perception and the mystery of how to best utilize non-traditional materials in a cost effective manner.

Although, many people have designed homes using many earth friendly products or recycled materials most of this type of construction is not cost effective. Additionally, the material suppliers are unable to meet the demands for the large quantities needed for larger developments which keeps those designs and products out of reach for most mainstream home development.

Blue Ocean Homes uses ICF (insulated concrete forms) created from recycled Styrofoam, a mixture of Portland cement and other secret ingredients. This interlocking block system has the structural strength for multiple story construction and provides built in insulation unmatched by any traditional home construction available today. There are many ICF building blocks on the market but not all are created equal. Many use new or virgin Styrofoam which seems to defeat the purpose in my opinion. Some do not have the structural strength or capacity while others have or develop defects during construction. So simply using an ICF block may not be the answer.

In addition to the proper ICF blocks Blue Ocean Homes eliminated the need for wood framed interior walls, which were replaced by roll formed light gauge steel studs. This system further enhances the fire proof nature of the ICF blocks used while eliminating the need for lumber on any of the interior walls.

The roof system of the Blue Ocean Homes has also been redesigned so as to eliminate the need for complex trusses by utilizing a steel truss system. This system is used because of its structural capabilities and integrity. Modern home designers and architects seem obsessed with designing massive roof systems, some roofs sporting the square footage of regulation size ball fields. All this in a modest home that now needs

extra energy to support a comfort level

acceptable to most home owners.

Blue Ocean Homes reduced the amount of wasted space found in most traditional homes today, the attic space. Most traditional builders or designers are building massive attic spaces which generally are unusable and impractical for the modern single family home in California and other parts of the country. The problem is then magnified by the use of concrete tile roofs which bake all day in the sun generating temperatures in excess of 140 degrees within the attic space at times. This stored energy is then kept at bay by huge amounts of insulation which is needed to prevent the heat from penetrating into the homes interior.

The heat eventually escapes into the home usually in the middle of the night when exterior temperatures are at their coolest forcing the homes air-conditioning unit to activate because the interior temperature has climbed to a height which now requires cooling.

This system is not only inefficient but simply illogical and extremely wasteful. Blue Ocean Homes has once again, through simple design changes, eliminated this problem by the use of ICF block material and the steel structural roof system. This system reduces the space between the exterior roof and the inside ceiling consequently no hot air build up can occur. This

frees up the roof space for more practical uses such as solar energy generation.

Blue Ocean Homes then added solar energy collection and production into an already 40 to 50% more efficient structure. The solar system is designed to generate enough megawatts sufficient to handle a normal families consumption of electricity effectively creating a zero energy home through the use of energy credits.

To further add value to the home, Blue Ocean Homes installs solar hot water with solar hot water forced air heating. This system generates the needed hot water for clothes, dishes, laundry and showers while able to heat the with soft heat

supplied through a super air filtration system.

This further reduces the energy consumption of the home while reducing the energy bill in the process.

Once again utilizing the suns rays, Blue Ocean Homes cools its homes with solar powered evaporative cooling system designed to cool and moisturize the dry static air of western climates. This system runs most effectively in the heat of the day while creating its own energy for consumption and operation.

Blue Ocean Homes demonstrates that zero energy single family homes can be built utilizing non-traditional products and in a cost effective manner. Allowing for assembly line construction

keeping pace with productivity reducing costs for large developments yet producing a far superior home to any current traditional construction while all the time giving the outward appearance of traditional living.

Simply put, it is time for the housing industry to take a giant set forward in time to help reduce energy consumption and the need for billions of metric board feet of lumber for dwelling construction.

Blue Ocean Homes are being introduced first in Southern California's High Desert east of Los Angeles. We hope to educate the public and then inspire them to new ways of living in a non-wood framed house.

For additional information about Blue Ocean Homes you may contact the author of this article and the developer of these homes Dean Konstantine at dean@blueoceanhomes.info or call me directly at (619) 572-9191.