



Green Practices

Site

Divert a minimum of 50% of construction wastes from landfills (up to 90% on some projects)

Use at least 25% recycled content aggregate under all driveways and sidewalks

Foundation

Recycled Fly Ash in Concrete (25% of Portland Cement replaced with Fly Ash)

Landscaping

Group plants by water needs (hydrozoning)

No invasive species of plants

75% of plants are drought tolerant

Turf is less than 10% of landscaped area

Irrigation systems use only Low-Flow drip, bubblers, or sprinklers along with a smart weather-based controller that will shut off the system if it begins to rain

Structural Frame and Building

Optimal Value Engineering (OVE):

24" OC framing...allows more insulation and uses less wood

Door and window headers are sized for loads

Engineered lumber utilized wherever Old growth lumber would otherwise be used

Oriented Strand Board (OSB) used on Walls, Subfloors, and Roofs instead of Plywood

Radiant Barrier (OSB with a foil-like coating on one side) is used on the roofs to keep most of the sun's radiant energy from entering the attics, keeping them cooler

Raised Heel Trusses used to allow insulation to be installed correctly closer to the sides of the attics

Exterior

Use Durable, non-combustible siding (we use Hardiplank siding, which is a cement fiber board)

40 yr. Fire resistant Asphalt shingle roof

Insulation

Blown in Cellulose, which has 75% recycled newspaper content mixed with an environmentally friendly fire-retardant chemical called Borate.

Raftermate - keeps insulation from clogging ventilation holes along the perimeter of the attic allowing more air circulation, which keeps houses cooler in the hot summers.

Plumbing

We insulate all hot water lines to reduce temperature drops between uses

Low flow water fixtures on shower heads and bathroom faucets (2 gal/min or less)

Low flow Toilet fixtures (1.28 gal/flush or less)

Tankless Water Heaters (aka On-Demand water heaters)

Heating, Ventilation, and Air-conditioning

Energy efficient Whole House fans are used in all houses

Furnace systems designed to ACCA manuals J, D, and S for more efficient systems

ACCA = (Air Conditioning Contractors of America)

Effective Duct work for furnaces that are well sealed using Mastic

HVAC filters of MERV 6 or more

All bathroom fans are Energy star rated and have timer switches

Gaps and cracks in framing are all sealed with expandable fire foam

Carbon Monoxide Detectors

Renewable Energy

2 Kw Solar panel array installed on all houses (provides 90% of electrical needs)

Finishes

Low VOC products and paints

Laminate flooring with recycled content

All carpeting has been replaced by laminate or tile which will improve the indoor air quality

Appliances and Lighting

Energy Star appliances

All fluorescent light fixtures