

## **GREEN BUILDING FEATURES of 1850 A&B 8TH ST NW**

Built to and exceeding stringent Enterprise Green Communities standards. Incorporated the sustainable practices and products via DOEE and DCSEU and Energy Star program and guidelines.

### **BUILDING PROCESS**

- Used computer-modeled energy efficient design for building envelope and HVAC system to meet established green standards and to reduce energy loss through fixtures, appliances, lighting, electric metering
- Installed solar hookup on roof deck for future solar use
- Exceeded the energy standards for the Enterprise Green Communities design during blower testing post-construction
- Recycled excess packaging & product - cardboard, wood and most all metal on site was recycled

### **EXTERIOR**

- Used indigenous plant species to enhance and improve landscaping and drainage catchment to reduce water runoff
- All storm water runoff from roof, gutters and paved surfaces drain into bioretention landscaping near parking and at the NE corner of the property, even to include some runoff from public spaces. This catchment provides both quality and quantity control of runoff into the waterways.
- Specialty surface concrete parking pads integrate reflective material to reduce the heat island effect
- Used Firestone reflective membrane on roof to reduce heat island effect

### **INTERIOR BUILD**

- Used water-sense fixtures and toilets to conserve water
- Used Energy Star appliances to reduce energy consumption
- Used environmentally preferable flooring products
- Installed R19 Insulation on walls; Roof joists with R49 spray foam; Basement walls with R10 spray foam; R10 rigid foam insulation under basement slab.
- Installed hard-duct clothes dryer vents
- No internal combustion (gas) in conditioned spaces to eliminate carbon emissions
- Provided drain controlled pans at hot water heaters - floor drain connected with trap primer
- Slab under home pre-treated for termites

### **INTERIOR AIR QUALITY**

- Used low VOC paints, coatings and primers throughout
- Any composite products used are rated low on formaldehyde emissions (subfloor, plywood sheeting, roofdeck materials etc.)
- Mold preventive practices and products:
  - Capped PVC baseboards in basement and installed greenboard drywall above baseboards (not behind it) in basement
  - Used RedGard waterproofing membrane under all floor tile and shower surrounds
  - Installed sump pump in window well to enhance drainage
  - Vapor transfer minimized in foundations
  - Passive radon venting control installed
- Whole house ventilation system installed, including continuously running vent fans in full bathrooms for exhaust

### **SITE SELECTION**

- Historic measures and design requirements were followed to complement the fabric of the neighborhood
- Compact design philosophy followed
- Site selection is close to services and public transportation
- Hired locally for construction