

**APPENDIX A**  
**Architectural Review Board**  
**Suggested Green Building Practices**

Green Building is the design, construction and operation of buildings that reduce their impact on natural resources, save money and energy, and create healthy, comfortable living and working environments.

The following is a list of goals generated by the Environmental Building New (EBN) for green buildings:

- Save Energy – design and build energy-efficient buildings
- Recycle Buildings - utilize existing buildings and infrastructure instead of developing virgin land
- Create Community – design communities to reduce dependence on the automobile to foster a sense of community
- Reduce Material Use – optimize design to make use of smaller spaces and utilize materials efficiently
- Protect and Enhance the Site – preserve or restore local ecosystems and biodiversity
- Select Low-Impact Materials – specify low-environmental impact, resource-efficient materials
- Maximize Longevity – design for durability and adaptability
- Save Water – design buildings and landscapes that are water efficient
- Make A Building Healthy – provide a safe and comfortable indoor environment
- Minimize construction and Debris Waste – return, reuse and recycle jobsite waste

The following is a list of recommended standards for green building:

- Mechanical Systems:
  - A mechanical system with a 90% or higher energy efficient furnace with sealed combustion air (or other energy efficient system)
  - Air conditioner that has a Seasonal Energy Efficient Rating of 12 or higher with R410A or other non-HCFC refrigerants
  - Gas water heater with an energy factor of .60 or greater
  - No hot water or cold water lines in unconditioned spaces
  - Install gas water heater within 20 pipe feet of dishwasher and clothes washer
- Appliances:
  - Appliance with the Energy Star label
  - A refrigerator that uses R112 refrigerants
- Lighting:
  - 10% of all light fixtures should be fluorescent or have compact fluorescent bulbs
  - No can lights in an insulated ceiling
- Foundation includes:
  - non-solvent based form release material used for poured concrete walls and or for based damp proofing. If a concrete is used, fly ash should be used for a minimum of 15% of the mix.
- Structural Frame:
  - Engineered alternative lumber replaces large dimension solid lumber (2x10 or greater) in 90% or more of the floor area and roof area
  - Engineered lumber products for window or door headers
- Windows:
  - Low-e windows that are National Fenestration Rating Council rated
- Doors:
  - Exterior doors insulated to R-5 or greater
  - No luan doors
- Exterior Wall Finishes:
  - Install window and door flashing
  - Used recycled and/or recovered-content siding on 50% or more of the exterior

- Roof:
  - Minimum 40 year roofing material
  - Recycled-content roofing material
- Flooring:
  - 25-100% recycled-content carpet, tacked not glued
  - Finger-jointed and/or medium density fiberboard trim
  - No luan underlayment used
- Health and Safety - Indoor Air Quality:
  - American lung association health house standards
  - A ventilation system that provides effective air-change
  - Subslab ventilation for radon mitigation
  - Finishes with least toxic treatments
  - Exhaust fan installed in garage
  - Formaldehyde free particle board used for countertops, cabinets, oriented strand board (the binder must be low volatile organic compound) sheathing
  - Low toxicity, solvent free adhesives, sealants and paints used throughout, including water-based urethane finishes on wood floors and on particle board (standard is less than 150 grams/liter or Volatile Organic Compound)
  - Install hard-wire carbon monoxide detectors
  - 100% formaldehyde-free insulation throughout the house
  - Attached garage is isolated from house by extensive air sealing
  - Range hood directly to exterior
- Land-Use:
  - Protect trees now on site during construction
  - Save and reuse topsoil
- Materials Reduction, Re-use and Recycling:
  - Specify salvaged, reclaimed or refurbished materials for 10% of structural materials and 10% of finish materials
  - Minimize job waste by using materials wisely and prohibit burying construction waste
  - Recycle most of the job site waste
- Water Conservation:
  - Bathroom faucets fitted with aerator restricting flow to 1.8 gallons per minute -Kitchen restricted to 2.0 gallons per minute