

## **LEED™ Innovation Credits**

Under LEED for Homes, a project is eligible for a maximum of 4 extra points under the Innovative Design section. The intent of these credits is to “Incorporate green design and construction measures beyond those contained in the LEED for Homes Rating System that produce tangible, demonstrable environmental improvements.”

1327 Magnolia is attempting 3 innovation credits:

1. In the clearing and excavation of the site, an American elm tree had to be removed. Instead of putting it through the chipper, the homeowners decided to incorporate the beautiful tree into their home. By teaming up with a local lumber company, they had the tree milled and kiln dried at specific measurements to use in the construction of their new home. One use is the front door. A plank door is being custom-built with the American elm timbers to add a unique and personal touch to the house. Other uses are the fireplace mantle as well as possibly wainscoting on the staircase wrap.
2. Instead of removing a 2<sup>nd</sup> American elm tree from the building site, the homeowners and project team decided to leave it standing...in the middle of the proposed driveway. When the time comes to lay the driveway, it will be constructed around the American elm. This large tree will help shade the driveway and surrounding areas. Using this innovative touch for shading and helping with heat-island effect is yet another unique aspect of 1327 Magnolia.
3. The third innovation credit the project team is attempting has to do with this website. By looking at the different pages of this website, the amount of information provided, the links to more detail, and the different partners and sponsors of the project, the team is vying for an “education and outreach” type credit. By allowing the world to take a journey through their custom-green home building experience, this website is helping to grow the green building market.