

Summary of LEED-H Points

The following are brief descriptions of various points the 1327 Magnolia project is attempting. Each point is not spelled out in this section (see the LEED for Homes checklist for specifics), rather an overall view of how a majority of each section's points are being achieved.

Location and Linkages

By selecting an infill site within the city of Fort Collins, the homeowners of 1327 Magnolia are earning points. This infill site also means that the home is inherently surrounded by other homes as well as various community resources (i.e. such as bus lines). The building site is also near a city park which earns them yet another point under the Location and Linkages section of LEED for Homes.

Sustainable Sites

Implementing a landscape design that incorporates xeriscaping helps minimize water demand. The landscape design at 1327 Magnolia also limits grassy areas that may require extra watering for survival in the dry Colorado climate. By installing permeable paving materials for various aspects of the project, storm run-off is also effectively handled in a more natural way.

Water Efficiency

Water efficiency is an important feature in a green home. By installing an efficient irrigation system as well as low-flow water fixtures throughout the home, the homeowners are gaining several points in this category.

Indoor Environmental Quality

The 1327 Magnolia project is part of the Energy Star's Indoor Air Package pilot program. By adhering to the requirements of this program, the homeowners will not only have a safe and healthy indoor air environment, they are also gaining 10 points in this category. The seven sections of the Indoor Air Package program that the home must complete are specific moisture control requirements, radon control, pest management, specific HVAC requirements, combustion systems requirements, building materials requirements, and home commissioning.

Materials and Resources

By using local resources and environmentally preferable materials (such as materials with recycled-content) whenever possible in the construction of the home, the project is gaining points as well as helping the environment. On top of using these preferable materials and resources, the project team is also dedicated to diverting waste from the landfill. To do this, they have set up program to divert such recyclable items during the construction process as cardboard, wood, paper, plastic, etc.

Energy and Atmosphere

Energy Star for Homes is a 3rd-Party tested program that determines the home's energy efficiency. For a home to qualify, it must be 30% more efficient than the model. The

home can also get a HERS rating (Home Energy Rating System), which to qualify, must be an 86. Under this section in LEED for Homes, a home can acquire points by going above and beyond these minimum requirements. The 1327 Magnolia project is shooting for a low- to mid-nineties HERS score which will earn them 10 points. On top of meeting these Energy Star requirements, by using efficient water heating equipment, lighting fixtures, appliances, and installing photovoltaic cells on the roof, this project is gaining many points in this category of the program.

Homeowner Awareness

It is required under LEED for Homes for the homeowners to obtain a basic owner's manual as well as a walkthrough of the new home. This project is taking the extra step and is conducting multiple walkthroughs for the homeowners. A green home is not as green as it can be if the homeowners are not fully aware of the green features, how to control them, and how to maintain them.

Innovation and Design Process

LEED for Homes allows for 4 extra points to be awarded to projects that go above and beyond what the program contains. Each point must have a specific and demonstrable environmental improvement. The 1327 Magnolia project is attempting 3 points under this category: 2 points for unique American elm uses and 1 point for education and outreach. To see a more lengthy detail on each of these innovative design points, see the LEED Innovation Credits link.