

Why did I choose a Green Built Gulf Coast home?



My Family



My Budget



The Environment

Want a home that is built for the Gulf Coast climate?

Anyone who has lived in the Gulf Coast climate can tell you, it's a different world here. Choosing a Green Built Gulf Coast home is choosing an authentic green home, built with specific modifications to thrive in the Gulf Coast region.

Anyone can claim to be green. Green Built Gulf Coast homes and products are different.

We adhere to the only ANSI-approved National Green Building Standard™ ICC 700-2008 and require strict compliance and third party verification procedures. There's no way around it. Only efficient, eco-friendly homes and products can receive our certification, so you'll know who you can trust with your decision to go green.



Make the right choice and save money. It's never been easier!

26% less energy

13% lower maintenance costs

33% less greenhouse gas emissions

In comparison to the average home. These are average savings. Your actual savings may be more or less.
Source: U.S. Green Building Council's Green Building Facts

“Green Built Gulf Coast members adhere to exceptionally high green building standards. They've taken some of the best green technologies and applied them to the Gulf Coast region to give their buyers truly green homes.”



Go Green with Confidence.

GREEN HOMES | GREEN BUILDERS | GREEN PRODUCTS

Find it all here. www.GreenBuiltGulfCoast.org

Building Industry Professionals: Interested in membership? Visit us online for more information.



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Green Built Gulf Coast Certified Home

Building to a Higher Standard: Green Built Gulf Coast Certification

Did you know that your Green Built Gulf Coast (GBGC) home has been built, scored, verified, and certified to the National Green Building Standard? This task has not been simple and the certification process we follow is anything but easy! What this means is from design to completion we have evaluated six core components of new home construction and actually scored and assigned a green rating. These core components have all been verified and approved by a third party inspection service to provide credibility to our process of providing a sustainable, energy efficient home.

Owning a home that has been scored and certified gives reassurance that you have purchased a well built home. Third party verification and inspections in addition to the City of Houston inspection process assures accurately applied construction practices and building science techniques. This translates to a more sustainable home and increased energy efficiency. The bottom line is reduced maintenance and operations costs to you the homeowner.

Being a GBGC certified home will help to promote credible, practical, and affordable green building approaches for residential construction.

Green Built Gulf Coast Criteria

The six core components that are evaluated and scored to earn GBGC certification are:

- Lot Design, Preparation and Development
- Resource Efficiency
- Energy Efficiency
- Water Efficiency
- Indoor Environmental Quality
- Operations, Maintenance, and Building Owner Education

Lot Design, Preparation, and Development

This section of criteria evaluates the environmental impact of the new development of the home and onsite supervisory staff overseeing the lot redevelopment. Because most homes we construct are on infill lots which utilize existing infrastructure such as city sewers, power lines, and water utilities we successfully avoid detrimental environmental impact which occurs commonly in suburban development. Landscaping water accounts for approximately 50% of a home owners total water needs. Reducing turf areas and using native plants that have adapted to our local weather and temperature conditions will minimize maintenance.

Resource Efficiency

The design and construction practices executed in your home can have the largest effect on its overall performance. Material selection and proper installation techniques are critically important when designing a resource efficient home. These carefully selected materials reduce construction waste, promote higher quality construction performance, and reduce home maintenance. Engineered wood and wood alternatives, recycled building materials and products with minimum off-gassing or low organic compounds (LOCs) are just a few examples of these materials. Properly installing flashings and moisture barriers facilitate the high performance of these materials and help to ensure optimal performance.

Energy Efficiency:

Your home is at least 15% and many times as much as 30% more energy efficient than a standard home built to the 2006 IECC code. GBGC homes achieve excellent energy ratings; have lasting environmental benefits, financial savings, and a healthier living environment for you and your family. Special framing techniques such as a continuous air barrier and sealing of penetrations help reduce internal leaks and drafts. Enhanced insulation techniques help to minimize voids and gaps, and higher thermal properties (R-value) add to energy efficiency. "Right-sized" heating and cooling systems and sealed air ducts help equipment work efficiently. ("Right-sized" refers to the process of determining which HVAC system should be used in any particular structure.) Low-E "emissivity" windows have protective coatings to help keep heat in during winter and out during summer. Written guarantees are issued to homeowners on the amount of energy used for heating and cooling, and comfort (see building owner education packet).

HERS Rating: Home Energy Rating System

A home energy rating involves an analysis of a home's construction plans and onsite inspections. Based on a home's plan and building specifications provided by the builder, the third party home rater provides an analysis using specialized software to predict a home's energy efficiency rating. Once the home is constructed, it is tested to ensure its performance. Since the rating quantifies the energy performance of a home, the HERS index provides an easily understandable means to compare the relative energy efficiency of different homes. The lower the HERS index, the more energy efficient the home is in comparison to other HERS rated homes. Each point decreased in the HERS score corresponds to a 1% reduction in energy consumption. A typical HERS score for a Sandcastle Home ranges from 69-79. The variation is dependent on the floor plan and number of windows. For more information on the HERS rating system, please visit www.resnet.us

Water Efficiency

70% of water used in homes is used indoors. Water efficiency of a home is measured by the methods used to reduce water consumption both indoors and outdoors. Using water-saving techniques can save you money, and diverts less water from our rivers, bays, and estuaries which help keep the environment healthy. As our population continues to grow,

demands on precious water resources increase. Our homes are built with high-efficiency plumbing fixtures and appliances that save about 30 percent of indoor water use and yield substantial savings on water, sewer, and energy bills. Design methods such as having water heaters in close proximity to kitchens and bathrooms reduce water waste while waiting for the water to heat. For more tips please visit; <http://www.epa.gov/WaterSense/>

Indoor Environmental Quality

Most of us spend a great amount of time indoors enjoying our homes. Living in the intense climate of the Houston area with varying degrees of heat, rain, and relative humidity sometimes mandates our activity take place indoors. It is important to recognize that the quality of the air you breathe indoors is just as important as the air quality outdoors. Understanding and controlling some of the common pollutants found in your home may improve your indoor air quality and reduce your family's risk of health concerns. The GBGC program mandates steps to reduce hazards such as combustible pollutants, VOC's, and mold. Placing furnaces and water heaters in attic spaces that are properly sealed and ventilated to the outside reduce combustion pollutants. Flooring adhesives, paint and urethane coatings used in your home have low VOC levels. While mold is present everywhere excessive mold can be hazardous. Constructing the home with effective moisture barriers and flashings prevent moisture infiltration through the building envelope which can cause damage and excessive mold growth. Efficiently operating HVAC systems to acclimate and eliminate excessive humidity from the home will also help to improve indoor air quality. When cooking, showering, and washing and drying close, operating exhaust fans will help remove unwanted pollutants and humidity in the home. For additional information on indoor air quality and how you can improve an already healthy indoor lifestyle please visit: <http://www.epa.gov/iaq/pubs/careforyourair.html>

Operation, Maintenance, and Building Owner Education

Providing homeowners with the knowledge to operate and maintain a newly constructed home is very important. Operating the home features as they are designed and intended to function results in the homes optimal performance and homeowner comfort. Your GBGC home introductory walk-through process should provide you the personal instruction time encompassing operational instructions on HVAC, home security, lighting controls, appliance settings, water heater settings, electrical panel settings, and much more. The home owner maintenance manual has pictorial instructions for operating the home in the aforementioned areas as well trouble shooting simple features in the home.

