Bellingham Bay Builders
Greenlake Cottage | Seattle, WA | BellinghamBayBuilders.com

“This house is so comfortable! The temperature is never hot or cold” Home owner

PROJECT DATA

• Layout: 2 bdrm, 2 bath, 2 fls, 752 ft²
• Climate: IECC 4C, marine
• Completed: June 2019
• Category: custom for buyer

MODELED PERFORMANCE DATA

• HERS Index: without PV 44
• Annual Energy Costs: without PV $600
• Annual Energy Cost Savings: (vs typical new homes) without PV $550
• Annual Energy Savings: without PV 5,100 kWh
• Savings in the First 30 Years: $23,800

CONTACT

Dave Ghan
360-733-7500
info@bellinghambaybuilders.com

• Walls: 2x6 16" o.c. advanced framing, R-27 total: ⅜" drywall; in cavity - 5.5" blown fiberglass; on exterior - ⅜" coated OSB sheathing with liquid-applied flashing at seams, 2" cork exterior insulation, ⅞" batts, fiber cement siding.
• Roof: Gable roof; ⅜" drywall, 2x12 16" o.c. rafters, ⅜" coated OSB sheathing with liquid-applied membrane at seams and penetrations, 3" R-12 cork insulation, 2x6 batts, ⅞" OSB sheathing, roofing underlayment, black asphalt shingles.
• Attic: Unvented attic; 11.25" R-38 fiberglass batts.
• Foundation: Slab on grade; gravel base, 6-mil vapor barrier, 4" R-20 XPS, 4" colored concrete as finished floor; 2" R-10 XPS on slab edge with stainless steel subgrade flashing.
• Windows: Double-pane, argon-filled, low-e, casement frames, U=0.25, SHGC=0.3.
• Air Sealing: 0.62 ACH 50.
• Ventilation: HRV, continuous, MERV 5 filters; timers on bath fans; 300 cfm range hood.
• HVAC: Ductless mini-split heat pump, single head; 13.5 HSPF, 30.5 SEER; back-up electric heaters in bedrooms; south-facing windows and concrete floors for passive heat.
• Hot Water: Electric tank,.92 EF, 50-gal.; centrally located.
• Lighting: 100% LED, daylighting.
• Appliances: ENERGY STAR refrigerator, dishwasher, ceiling fan, and exhaust fans.
• Solar: Solar ready.
• Water Conservation: EPA WaterSense fixtures and toilets.
• Energy Management System: Programmable thermostat.
• Other: Zero-VOC paint, main floor master; carbon-negative cork insulation; all electric.