

Contents

Foreword by Sarah Gutterman	xi
Introduction	1
We're All Green with Envy	2
What Is a Green Home?	3
How Can I Build an Affordable Green Home?	5

SECTION ONE

Show Me the Money

1. Location, Location, Location	11
Smart Growth	13
Analyzing Your Building Site.	14
Other Considerations for Site Selection	19
Payback on This Investment	23
2. Size Matters	31
Assessing Your Needs	33
Paybacks on Right-Sizing Your Home.	37
3. Design, Design, Design: Everything You Need to Know	39
1. Designing for Your Site	39
2. Designing for Passive Systems	49
3. Designing for Resource Efficiency	64
Payback On Design Elements	95
4. Building Products and Materials: Shades of Green	97
Global Citizens	97
Building Product Research.	99
Selecting Building Materials	109
How We Use Building Materials	128
Paybacks: Return on Investment for Building Materials:	
The <i>Real</i> Cost of Housing	155

5. Construction Waste: The 8,000-Pound Gorilla of Cost Savings	157
Money in the Dumpster	157
Three Strategies for Waste Reduction	159
Payback: Return on Investment for Construction Waste Diversion Practices	173
6. Equipment and Systems	175
Efficiency Ratings	176
HVAC: Heating, Ventilation and Cooling Systems	177
Hot Water Systems	196
Rainwater, Greywater and Onsite Sewage Systems	199
Electrical Systems	202
Paybacks: Return on Investment from High-efficiency System Upgrades	214
7. Health and Environment	217
Toxins	217
Strategies for Improved Indoor Air Quality	222
Other Health Concerns	233
8. Outdoor Living	239
Defining Your Outdoor Living Spaces	240
Landscaping	242
9. Green Bling	251
The Modest Green Home	253
The Mainstream Green Home	256
The Custom Green Home	259
Avoid Wasting Money	263
10. Keeping It Green	265
Periodic Maintenance and Repairs	267
Commissioning	268
Lifestyle Choices	269
Protecting Your Health	270
Green Makeovers	272
Green Power Alternatives	278

SECTION TWO
Getting to Zero

11. The Zero Energy Capable Home Model	281
Net Zero Defined	282
The Typical American Home.	284
Our Baseline Home	285
Net Zero Home Model	289
12. Net Zero Water.	305
The Water-Energy Connection	307
Where Does the Water Go?	308
How Much Water Is Available	318
Case Studies	326
How Low Can You Go?	328
13. Zero Waste.	331
Waste Beyond the Household	331
Waste Prevention	336
Waste Diversion	338
The Key to Making Changes in Your Life	341
14. Zero Your Carbon Footprint.	343
Revisiting Section One from a Carbon Perspective.	344
Our Carbon Reduction Plan	359
15. Zero Cost Premium.	363
Reducing Your Total Cost of Ownership	364
Reducing Your Construction Costs	365
Healthy and High Performance	368
Putting It All Together.	371
End Notes	389
Index	405
About the Authors	415