



Boston Heights Apartment homes is the first **LEED Gold Certified** project under the USGBC's LEED for Homes program in Benbrook, Texas. A LEED certified residential building is designed, constructed and certified in accordance with the rigorous guidelines of the LEED for Homes green building certification program. LEED for Homes is a consensus-developed, third party verified, voluntary rating system which promotes the design and construction of high performance green residential buildings. As part of the certification, the following features are target for implementation:

ENERGY EFFICIENCY

Homes modeled with an estimated 30% energy savings. Measures contributing to savings:

- 14 SEER Heat Pumps
 - HVAC equipment can account to up to 50% of your energy usage. Energy efficient equipment. Energy efficient equipment reduces utility bills and saves money.
- Programmable Thermostats
 - Ideal for those who are away from home during set periods of time, a programmable thermostat can save you up to \$150 a year in energy saving when used properly.
- Low-E, Double-Pane Windows
 - High Performance Windows will have heating and cooling savings due to Low-E coatings and insulating spacers along with frames which result in a lower U-factor, meaning less winter heat loss. Many low-E coatings also reduce solar heat gain with a minimal loss of visible light therefore resulting in improved Day Light and View. This will improve the comfort in your apartment along with reducing fading on fabrics and furniture.
- ENERGY STAR Appliances
 - ENERGY STAR qualified refrigerator uses less energy than a 60-watt light bulb that runs continuously. Models that were made before 1993 uses twice the amount of energy than new models and ENERGY STAR models use at least 20% less energy than required by current federal standards.
 - An ENERGY STAR dishwasher will save you \$40 a year on your utility bills.
- ENERGY STAR Bathroom Exhaust Fans
 - ENERGY STAR qualified ventilation fans use 60% less energy on average than standard models saving more than \$60 in electricity costs over the life of the fan. They are quieter and use high-performance motors and improved blade design, providing better performance and longer product life.



- High Efficiency Water Heaters
 - Energy Efficient Water Heaters have features such as heat traps and advanced insulation to help reduce the amount of energy used. Energy saving water heaters use less power to make water hotter and minimize standby losses, which occur when heated water is left to cool in the tank.
- Tight Construction and Duct Systems
 - Tight construction and duct system will improve the comfort of your home and lower energy use during extreme weather conditions such as summer heat waves and winter cold snaps.
 - Sealing heating and cooling ducts can improve the efficiency of your heating and cooling system by as much as 20% and sometimes much more.
- Insulation
 - Effective Insulation (floors, walls and attics) will reduce the rate of heat lost in your home which makes the home easier and cheaper to heat properly. Your home will be more comfortable to live in.
- Radiant Barrier Roof Decking
 - Helps to increase HVAC equipment efficiencies by reducing the attic temperature by up to 20 degrees.
- High Efficiency Lighting – CFL and LED fixtures / bulbs
 - Save more than \$65 in annual energy costs.
 - ENERGY STAR qualified compact fluorescent light (CFLs) and LED fixtures / bulbs provide high-quality light output, use 75-90% less energy, and last 6–10 times longer than standard incandescent light bulbs, saving money on energy bills and replacement costs.

WATER EFFICIENCY

- High Efficiency Plumbing Fixtures (faucets at 1.5 gmp, showers at 1.75 gpm, toilets at 1.28 gmp) in kitchen and bathroom
 - EPA WaterSense labeled lavatory faucets use approx. 30% less water than typical faucets without sacrificing comfort.
 - High efficiency showerheads use approx. 30% less water than typical showerhead.
 - ENERGY STAR rated Dishwasher.



IMPROVED INDOOR AIR QUALITY

- Fresh Air Ventilation System (ERV – Energy Recovery Ventilation) installed in every home
 - Increases the level of clean breathable air in the apartments homes, even when doors and windows are not left open.
- MERV 8 A/C air Filters
 - Remove more indoor pollutants from the air than a standard air filter.
- Carbon Monoxide Detectors
 - Installation of Carbon Monoxide detectors in each unit to warn you prior to the unlikely instance of CO reaching dangerous levels.
- Low VOC Interior Paints and Finishes
 - Reduces the amount of potentially harmful chemicals in the air.
- Contaminant Control during Construction
 - Reduces the introduction of potentially harmful chemicals and debris into the building during construction.
- Tight Construction and Duct Systems
 - Helps to keep the inside of your home clean from outdoor pollutants such as dust, pollen, pollution and pests. With the tightness of the construction there will also be reduced noise from the outside therefore making your home quieter.

3rd PARTY VERIFICATION

- All ENERGY STAR and LEED for Homes measures were inspected and tested by an independent 3rd party company
- Independent review of energy efficient products and building techniques leads to higher quality, more efficient systems



OTHER

- Environmentally responsible site considerations (high density development, environmentally preferred location, access to existing infrastructure, community resources and green space, erosion controls) employed in the design and development of the project.
- Drought-tolerant landscaping reduces water demand on municipal water supply.
- High-efficiency irrigation systems reduce potable water waste by avoiding watering at unneeded times or in inappropriate amounts. Irrigation system conserves water.
- Use of material efficient products and recycled materials in the design and construction of the project to reduce overall environmental impact.
- Use of locally-produced materials to reduce the overall carbon footprint of the project.
- Use of non-HCFC refrigerants reduces ozone depletion.
- Preservation of existing Trees.
- Improved Drainage – no standing water.
- High Efficient LED Site Lighting used that will reduce energy consumption.

For further information, please feel free to contact the United States Green Building Council at www.USGBC.org

For more information about LEED Gold Certified greenhomeguide.com/program/leed-for-homes

www.bostonheightsapts.com