

## **“The Path to Performance”**

### **Postings from a 2016 Energy Star Home Under Construction**

#### **Pre-construction Coordination (April – July 2016)**

Kurt Holmes, owner of Prescott Green Builders (PGB), and clients Rich & Susan have known each other for years ... Rich was a student at Yavapai College and Kurt was an instructor in the Residential Building Technology Program. Rich later worked as a construction intern on home additions and new green-building construction projects undertaken by Kurt and his business partner Tony Grahame. We developed a good working relationship and stayed in touch over the years.

12 years later, Rich & Susan approached PGB to discuss the construction of a new home on property in Chino Valley. Design concepts for the home had been developed, but plans and specifications had not. PGB recommended a local draftsman/designer Steve Simpson of Blue Line Design to polish the design and draft the plan set that would be necessary for submittal to the local Town of Chino Valley jurisdiction.

The final design was a slab-on-grade 3-bedroom, 2-bath home (2212 ft<sup>2</sup> conditioned space) with a 2-car garage separated from the livable space by an unconditioned breezeway and mechanical room. A large, covered front porch has a vineyard as the close-in focal point with mountain terrain in the near and far distance. There is also a large covered rear patio area. The Spanish Colonial style home is a good fit for the agricultural and rural setting for the home.

In addition, as a part of the approach to construction, PGB and Rich & Susan decided that the home should be constructed and certified according to the [U.S. Department of Energy ENERGY STAR program](#) guidelines. *ENERGY STAR* certified new homes are:

- More energy efficient than typical new homes
- Designed and built to high standards
- Inspected, tested, and verified
- Built better from the ground up

Some of this home’s design features that will lead to this certification include a high-performance thermal enclosure (windows, insulation, air sealing) and an energy-efficient HVAC system. As the house is constructed, more of the ENERGY STAR features will be pointed out in these postings.

The plans were submitted to the Town of Chino Valley Development Services for approval on July 17 while simultaneously applications were submitted to the Yavapai County Development Services to approval to construct a septic system. All of the approvals were acquired and the TOCV building permit was released on August 18, 2016.

