



TC Legend Homes

Everson Net Positive | Bellingham, WA | TCLegendHomes.com



Photos courtesy of TC Legend Homes

“I am astonished almost every day with how well this house ‘works’ for us.” Homeowner



PROJECT DATA

- **Layout:** 4 bdrm, 3 bath, 2 fls, 2,538 ft²
- **Climate:** IECC 4C, marine
- **Completed:** March 2020
- **Category:** Custom for Buyer <3,000 ft²

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 33; with PV -19
- **Annual Energy Costs:** without PV \$750; with PV -\$300
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$1,450; with PV \$2,450
- **Annual Energy Savings:** without PV 11,200 kWh; with PV 23,500 kWh
- **Savings in the First 30 Years:** without PV \$60,000; with PV \$103,200

CONTACT

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KEY FEATURES

- **Walls:** SIPs, R-29 total: 6.5" R-29 graphite SIPs, house wrap, fiber cement siding.
- **Roof:** SIP roof: 12.25" R-59 graphite SIPs, membrane, standing seam metal roof.
- **Attic:** No attic.
- **Foundation:** 4" R-20 rigid foam under slab, 5" R-24.3 ICF stem wall.
- **Windows:** Triple-pane, argon-filled, low-e3, vinyl-frame, U=0.14 fixed, U=0.16 casement, SHGC=0.33 to 0.44. Tuned to direction. Automated window blinds.
- **Air Sealing:** 0.47 ACH 50, all SIP seams caulked and taped. Aerosol whole-house sealant.
- **Ventilation:** HRV, ducted, MERV 13 filters, humidity and CO₂ sensed, boost setting.
- **HVAC:** Air-to-water heat pump, 3.92 COP (heat), 6.75 COP (cool), 23.02 EER. Uses HRV ducts to distribute hot and cold air, plus radiant floor.
- **Hot Water:** Combi uses space heating air-to-water heat pump, 3.93 COP. 80-gal hot water storage tank + 40-gal buffer tank to prevent short cycling. Passive solar design.
- **Lighting:** 100% LED. Daylighting. Clerestory windows. Automated and remote controls.
- **Appliances:** ENERGY STAR refrigerator, dishwasher, and clothes washer, clothes dryer.
- **Solar:** 12.4 kW, 40 310-W panels. Roof sized for 80+ panels. Wired for future battery.
- **Water Conservation:** EPA WaterSense fixtures. Central manifold plumbing with PEX pipe. Drought-resistant landscaping. Rainwater collected to central sump for irrigation.
- **Energy Management System:** Automated, internet, and voice-controlled lighting, blinds, and HVAC. HRV triggered by CO₂ and humidity sensors.
- **Other:** EV charging, no-VOC paint, Greenguard Gold SIPs. ADA features.

