



Lopez Community Land Trust

Salish Way Cottages | Lopez Island, WA | LopezCLT.org



Photos courtesy of Lopez Community Land Trust

“It feels right to think of and take care of future generations.” Homeowner



PROJECT DATA

- **Layout:** 2 bdrm, 1 bath, 1 fl, 561 ft²
- **Climate:** IECC 4C, marine
- **Completed:** February 2019
- **Category:** Affordable

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 52; with PV 0
- **Annual Energy Costs:** without PV \$650; with PV \$200
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$250; with PV \$450
- **Annual Energy Savings:** without PV 4,200 kWh; with PV 8,200 kWh
- **Savings in the First 30 Years:** without PV \$9,500; with PV \$18,300

CONTACT

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KEY FEATURES

- **Walls:** 2x4, 16" o.c., R-24 total: advanced framed, R-10 rigid foam strips attached to interior stud faces and capped with 1/2" plywood strips, 6" blown-in fiberglass in cavity, weather-resistant barrier, horizontal furring strips, vertical Douglas Fir siding.
- **Roof:** Rafter gabled roof: structural sheathing, standing seam metal roofing.
- **Attic:** Vented vaulted ceiling: 11" R-44 blown-in fiberglass vent baffles, raised heel trusses.
- **Foundation:** Slab on grade: R-10 rigid XPS under slab and at slab edge.
- **Windows:** Double-pane, argon-filled, low-e2, fiberglass frame, U=0.27, SHGC=0.24.
- **Air Sealing:** 1.9 ACH50, sealed all wall penetrations with canned foam before drywalling; used depressurization fan to find leaks; sill seal at plate, baffles sealed to top plates.
- **Ventilation:** Exhaust-only, low-speed continuous with boost for spot ventilation.
- **HVAC:** Ductless mini-split heat pump, 12.8 HSPF, 24.6 SEER, electric baseboard.
- **Hot Water:** Heat pump water heater, 50-gal, 3.39 EF.
- **Lighting:** 100% LED.
- **Appliances:** ENERGY STAR refrigerator, stacking clothes washer and dryer.
- **Solar:** 3.5-kW in community solar system.
- **Water Conservation:** Low-flow fixtures, compact plumbing, stormwater management.
- **Energy Management System:** N/A
- **Other:** EV charging. Accessible entries, bedroom, bathroom. Low/no-VOC paints, stains, adhesives, caulks, finishes; no composite wood in trim, formaldehyde-free cabinets.

