Lopez Community Land Trust
Salish Way Cottages | Lopez Island, WA | LopezCLT.org

"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

Sandy Bishop
360-468-3723
lclt@rockisland.com

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.

For more information on the DOE Zero Energy Ready Home program, go to http://energy.gov/eere/buildings/zero-energy-ready-home or scan the QR code.

Photos courtesy of Lopez Community Land Trust.