

# LEED for Homes Project Snapshot

**Green Building Services, PLLC**  
**Matchbox House**  
**Ann Arbor, Michigan**  
**LEED PLATINUM**

**54%** Expected Energy Savings  
 Based on HERS Score

**44%** Construction Waste  
 Diverted from Landfill



Photo Courtesy of: BUREAU FOR ARCHITECTURE AND URBANISM, Steve Maylone

## STRATEGIES AND RESULTS

The project started out with an intent to design LEED certified which is reflected in its unconventional design. The Matchbox's compact design contributed to its LEED Platinum certification as there was less conditioned area to work on. The architect gathered information from other contractors experienced in green building practices in order to produce a home outside the norm. The result was distinctive, efficient, and compact home surrounded by natural, permeable turf minimizing the impact of the house on the surrounding environment.

## EXEMPLARY PERFORMANCE

No conventional turf or irrigation system was installed around the home, reducing the site's water demand by 78%. The wood used in the cabinets, stairs, closets, doors, and upstairs floors are all FSC certified. All the trim used was reclaimed from a demolished Michigan Barn. The house itself is much more compact than a standard house, so much that the LEED threshold dropped by 10 points. The kitchen counter tops and decking are constructed are composite from recycled materials.

## LEED™ Facts

### Matchbox House



LEED for Homes  
 Certification Awarded May 2013

**Platinum 97\***

**Innovation in Design 9/11**

**Location & Linkages 4/10**

**Sustainable Sites 15/22**

**Water Efficiency 10/15**

**Energy & Atmosphere 28/38**

**Materials & Resources 14/16**

**Indoor Environmental Quality 16/21**

**Awareness & Education 1/3**

\*Out of 136 possible points

## PROJECT BASICS

Project Type	Single Family
Conditioned Space	1,738 sq ft
Bedrooms	4
Bathrooms	3
Lot Type	Infill
Construction Type	Custom

## KEYS TO SUCCESS

On Site Renewables	2 kw Solar Panel
Wall Insulation Value	R-Value of 29
Air Filtration	MERV 15
Water Demand	Reduced 76%
Compact Home for Minimal Site Impact	
No Irrigation System or Conventional Turf	

## THE LEED FOR HOMES DIFFERENCE

Construction Waste Management Plan	<input checked="" type="checkbox"/> <b>YES!</b>
On-Site Performance Tests	<input checked="" type="checkbox"/> <b>YES!</b>
Custom Durability Planning Checklist	<input checked="" type="checkbox"/> <b>YES!</b>
Third-Party Verified Documentation	<input checked="" type="checkbox"/> <b>YES!</b>

## About the Project Team

- Brian Halprin (Green Building Services, PLLC)
- Naseem Alizadeh (Bureau for Architecture and Urbanism)
- Tad Krear (Landscape architect)
- Cory Johnston (Structural engineer)
- Matt Snider (Mechanical Engineer)

## LEED for Homes Provider

AES

## About LEED for Homes

LEED for Homes is a voluntary, third-party certification program developed by residential experts and experienced builders. LEED promotes the design and construction of high-performance green homes, and encourages the adoption of sustainable practices throughout the building industry.



[www.usgbc.org/homes](http://www.usgbc.org/homes)

The information provided is based on that stated in the LEED® project certification submittals. USGBC does not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.