LEED for Homes
Project Summary

This documentation package must be submitted to GBCI by the designated LEED for Homes Provider. The certification fee should be paid through LEED Online.

E-mail certification package to: homescertification@gbci.org

Certification Package

- Project Summary page
- Signed LEED for Homes Checklist
- Signed Accountability Forms
- Signed Durability Inspection Checklist
- Durability Evaluation Form
- Multi-home or Multi-building page (if appl.)
- Conflict of Interest Form (if appl.)

Project Information

Registration #:	00009041	Reg Date:	9/1/17
Project name	Evanstons First LEED Platin		
Project address(es)	1426 Mulford Street		
City	Evanston		
Metro. Area	Chicago		
State	IL		
Zip Code	60202		
Subdivision / Dev.			

Project Team Information

Team Leader	Nathan Kipnis
Company	Kipnis Architecture
Address	1642 Payne Street
E-mail	nkipnis@kipnisarch.com
Builder / Developer	Shardon Builders Inc
Other project team members	

Verification Team Information

Provider QAD	Christin Kappel	QAD Company	Green Home Institute
Green Rater	Emily Rhea	Rater Company	Eco Achievers
Green Rater	Lindsey Elton	Rater Company	Eco Achievers
Energy Rater	Lindsey Elton	Rater Company	Eco Achievers

Project Information

Type of building:	Single detached	# of stories			1
Type of builder / project:	Custom	# of bedrooms:		(how to choose?)	4
Affordable project?	No	Gut-rehab?	No	Floor area (square feet):	(how to choose?)	3,283
# of homes in project, total:	1	Home Size Adjustment:			6
# of homes in this submittal:	1	EA pathway?			Performance
IECC climate zone	5	HERS Index (if any)			38
EPA radon zone	2				

LEED for Homes Project Checklist

for Homes

Builder Name:	***Shardon Builders Inc***
Project Team Leader:	***Nathan Kipnis, Kipnis Architecture***
Home Address (Street/City/State):	***1426 Mulford Street, Evanston, IL***

Project Description

Building Type: ***Single detached*** Project type: ***Custom***

# of Bedrooms: ***4*** Floor Area: ***3,283***

Adjusted Certification Thresholds

Certified: ***51.0*** Gold: ***81.0***

Silver: ***66.0*** Platinum: ***96.0***

Project Point Total

Prelim: ***100.5 + 0 maybe p*** **Final:** ***100.0***

Certification Level

Prelim: ***Platinum*** **Final:** ***Platinum***

Final Credit Category Point Totals

ID: 8 ***SS: 16*** ***EA: 28.5*** ***EQ: 18***

LL: 9 ***WE: 9*** ***MR: 9.5*** ***AE: 2***

Date Most Recently Updated: *Updated by:*

? Indicates that an Accountability Form is required.

		Max Pts. Available	Preliminary Rating Y / Pts	Maybe	No		Project Points
Innovation & Design Process (ID)	(Minimum 0 ID Points Required)	***Max: 11***	***Y:8***	***M:0***		***Notes***	***Final: 8***
1. Integrated Project Planning							
1.1	Preliminary Rating	***Prereq.***					***Y***
	Target performance tier: ***Platinum***						
1.2	Integrated Project Team *(meet all of the following)*	***1***	***1***	*0*		*See Meeting Info in ID Folder*	***1***
1.3	Professional Credentialed with Respect to LEED for Homes	***1***	***0***	*0*		*please see ID 01-06 for details*	***0***
1.4	Design Charrette	***1***	***0***	*0*			***0***
1.5	Building Orientation for Solar Design *(meet all of the following)*	***1***	***0***	*0*			***0***
2. Quality Management for Durability							
2.1	Durability Planning *(meet all of the following)*	***Prereq.***					***Y***

	2.2	Durability Management *(meet one of the following)*		*Prereq.*				*Y*
	2.3	Third-Party Durability Management Verification		*3*	*3*	*0*		*3*
3. Innovative or Regional Design								
	3.1	? Innovation 1 (ruling #):	***Street Network LLpc9***	*1*	*1*	*0*	*Street network density >90 per sqmi- see image*	*1*
	3.2	? Innovation 2 (ruling #):	***Exemplary Clothes Washer***	*1*	*1*	*0*	*IMEF>2 WF<5*	*1*
	3.3	? Innovation 3 (ruling #):	***MRc3 Waste Management ID#52***	*1*	*1*	*0*	*100% Deconstruction Reused / Recycled*	*1*
	3.4	? Innovation 4 (ruling #):	***WEc2.1 Examplary Performance***	*1*	*1*	*0*	*High-Efficiency Irrigation System*	*1*
Location & Linkages (LL) (Minimum 0 LL Points Required)				***Max: 10***	***Y:9***	***M:0***	***Notes***	***Final: 9***
1. LEED for Neighborhood Development								
	1	LEED for Neighborhood Development		*10*	*0*	*0*		*0*
2. Site Selection								
	2	? Site Selection *(meet all of the following)*		*2*	*2*	*0*		*2*
3. Preferred Locations								
	3.1	Edge Development		*1*	*1*	*0*		*1*
OR	3.2	Infill		*2*	*0*	*0*		*0*
AND/OR	3.3	Previously Developed		*1*	*1*	*0*		*1*
4. Infrastructure								
	4	Existing Infrastructure		*1*	*1*	*0*		*1*
5. Community Resources / Transit								
	5.1	Basic Community Resources / Transit *(meet one of the following)*		*1*	*0*	*0*		*0*

OR	5.2	Extensive Community Resources / Transit *(meet one of the following)*	*2*	*0*	*0*		*0*
OR	5.3	Outstanding Community Resources / Transit *(meet one of the following)*	*3*	*3*	*0*	*See docs in LL folder*	*3*

6. Access to Open Space

	6	Access to Open Space	*1*	*1*	*0*	*Leah Lomar Park located adjacent to this propery is*	*1*

Sustainable Sites (SS) (Minimum 5 SS Points Required)

Max: 22 ***Y:16*** ***M:0*** ***Notes*** ***Final: 16***

1. Site Stewardship

	1.1	Erosion Controls During Construction *(meet all of the following)*	***Prereq.***				***Y***
	1.2	Minimize Disturbed Area of Site *(meet the appropriate requirements)*	*1*	*1*	*0*	*see no disturbance zone on plans*	*1*

Where the site is not previously developed, meet all the following:

Where the site is previously developed, meet all the following:

OR

OR

2. Landscaping

	2.1	? No Invasive Plants	***Prereq.***				***Y***
	2.2	? Basic Landscaping Design *(meet all of the following)*	*2*	*2*	*0*		*2*

AND/OR	2.3	? Limit Conventional Turf	*3*	*3*	*0*	*See landscape plans*	*3*
		17% Percentage of designed landscape softscape area that is turf					
AND/OR	2.4	? Drought-Tolerant Plants	*2*	*1*	*0*		*1*
		88% Percentage of installed plants that are drought-tolerant					
OR	2.5	? Reduce Overall Irrigation Demand by at Least 20%	*6*	*0*	*0*		*0*
		Percentage reduction in estimated irrigation water demand *(calculate)*					

3. Reduce Local Heat Island Effects

	3	? Reduce Local Heat Island Effects *(meet one of the following)*	*1*	*0*	*0*		*0*

4. Surface Water Management

	4.1	? Permeable Lot	*4*	*4*	*0*	*Sidewalk and end of driveway not included in calcul*	*4*
		63% vegetative landscape					
		25% permeable paving					
		12% impermeable surfaces directed to infiltration features					
		0% other impermeable surfaces (areas not counted towards credit)					
	4.2	Permanent Erosion Controls *(meet one of the following)*	*1*	*1*	*0*	*see calcs*	*1*
	4.3	? Management of Runoff from Roof *(meet any, see Rating System for pts)*	*2*	*2*	*0*		*2*

5. Nontoxic Pest Control

	5	Pest Control Alternatives *(meet any of the following, 1/2 pt each)*	*2*	*2*	*0*		*2*
		e) In 'moderate' to 'very heavy' termite risk areas:					

6. Compact Development

	6.1	Moderate Density	*2*	*0*	*0*	*not qualifying*	*0*

		# of total units on the lot	lot size (acres)	N/A	density (units/acre)		
OR	6.2	High Density	3	0	0		0
OR	6.3	Very High Density	4	0	0		0
Water Efficiency (WE)		(Minimum 3 WE Points Required)	**Max: 15**	**Y:9**	**M:0**	**Notes**	**Final: 9**
1. Water Reuse							
	1.1	Rainwater Harvesting System	4	0	0		0
		Percentage of roof area used for harvesting					
		Application					
AND/OR	1.2	Graywater Reuse System	1	0	0		0
OR	1.3	Use of Municipal Recycled Water System	3	0	0		0
2. Irrigation System							
	2.1	? High-Efficiency Irrigation System *(meet any of the following, 1 pt each)*	3	3	0	*see specs*	3
AND/OR	2.2	Third-party Inspection	1	1	0	*third party check completed*	1
OR	2.3	? Reduce Overall Irrigation Demand by at Least 45%	4	0	0		0
		Percentage reduction in estimated irrigation water demand	*(calculate)*				
3. Indoor Water Use							
	3.1	High-Efficiency Fixtures and Fittings *(meet any of the following, 1 pt each)*	3	1	0		1
	3.2	Very High-Efficiency Fixtures and Fittings *(meet any, 2 pts each)*	6	4	0	*confirmed on site*	4
Energy & Atmosphere (EA)		(Minimum 0 EA Points Required)	**Max: 38**	**Y:28.5**	**M:0**	**Notes**	**Final: 28.5**

Important note: projects registered after October 1st, 2014 that use the performance path must achieve a HERS Index of 70 or lower.

1. Optimize Energy Performance

1.1	Performance of ENERGY STAR for Homes	*Prereq.*				*Y*
1.2	Exceptional Energy Performance	*34*	*26.5*	*0*		*26.5*

5 IECC climate zone *38* HERS Index

7. Water Heating

7.1	? Efficient Hot Water Distribution System *(meet one of the following)*	*2*	*0*	*0*		*0*
7.2	Pipe Insulation	*1*	*1*	*0*		*1*

11. Residential Refrigerant Management

11.1	Refrigerant Charge Test	*Prereq.*			*All mini-split systems*	*Y*
11.2	Appropriate HVAC Refrigerants *(meet one of the following)*	*1*	*1*	*0*		*1*

Materials & Resources (MR) (Minimum 2 MR Points Required) *Max: 16* *Y:10* *M:0* *Notes* *Final: 9.5*

1. Material-Efficient Framing

	1.1 Framing Order Waste Factor	*Prereq.*				*Y*
	1.2 Detailed Framing Documents	*1*	*1*	*0*		*1*
AND/OR	1.3 Detailed Cut List and Lumber Order	*1*	*0*	*0*		*0*
AND/OR	1.4 Framing Efficiencies *(meet any of the following, see Rating System for pts)*	*3*	*1*	*0*	*Size headers for loads and 2-stud corners*	*0.5*
OR	1.5 Off-site Fabrication *(meet one of the following)*	*4*	*0*	*0*		*0*

2. Environmentally Preferable Products

2.1	? FSC Certified Tropical Wood *(meet all of the following)*	*Prereq.*				*Y*

2.2	? Environmentally Preferable Products *(meet any, 1/2 pt each)*	*8*	*5*	*0*	*confirmed, see documents*	*5*

Assembly : component	*(a) EPP*	*(b) Low emission*	*(c) Local production*
Exterior wall: framing	type:		
Exterior wall: siding or masonry	type:		
Floor: flooring	(45%) type: FSC Certified	90% hard flooring	(45%)
Floor: flooring	(90%) type:	SCS FloorScore	(90%)
Floor: flooring		Green Label Plus	
Floor: framing	type:		
Foundation: aggregate	type:		
Foundation: cement	type:		
Interior wall: framing	type:		
Interior wall, ceiling: gypsum board	type: 95% post consumer recycled		
Interior wall, ceiling, millwork: paint	type:	type: BM - low to no VOC	
Landscape: decking and patio	type:		
Other: cabinet	type: FSC mix, NAUF		
Other: counter	type: 75% post consumer recycled		
Other: door	type:		
Other : interior trim	type:		
Other : adhesive, sealant		type: Subfloor Adhesive	
Other : window frame	type:		
Roof: framing	type:		
Roof: roofing	type:		
Roof, floor, wall: cavity insulation	type:	type:	
Roof, floor, wall (2 of 3): sheathing	type:		
Other: water supply piping	type:		
Other: driveway	type:		

3. Waste Management

3.1	Construction Waste Management Planning *(meet both of the following)*	*Prereq.*	*Y*

3.2	Construction Waste Reduction *(use one of the following methods)*	*3*	*3*	*0*	*see diversion report*	*3*

[ ] a) pounds waste / square foot

[ ] cubic yards waste / 1,000 square feet

[*88%*] b) percentage of waste diverted

Indoor Environmental Quality (EQ) (Minimum 6 EQ Points Required) *Max: 21 Y:18 M:0* *Notes* *Final: 18*

1. ENERGY STAR with Indoor Air Package

1	ENERGY STAR with Indoor Air Package	*13*	*0*	*0*	*0*

2. Combustion Venting

2.1	Basic Combustion Venting Measures (meet all of the following)	*Prereq.*	*Y*

2.2	Enhanced Combustion Venting Measures (meet one of the following)	2	2	0		2

Type of Fireplace or stove	*Better practice (1 pt)*	*Best practice (2 pts) (must also meet Better Practice)*
None		granted automatically
Masonry wood-burning fireplace	masonry heater	back-draft potential test
Factory-built wood-burning fireplace	listed by testing lab and meets EPA standards	back-draft potential test
Woodstove and fireplace insert	listed by testing lab and meets EPA standards	back-draft potential test
Natural gas, propane, or alcohol stove	listed, power- or direct-vented, fixed doors	electronic pilot
Pellet stove	EPA certified or meets safety requirements	power- or direct-venting

3. Moisture Control

3	Moisture Load Control (meet one of the following)	1	1	0	*ERV installed*	1

4. Outdoor Air Ventilation

4.1	? Basic Outdoor Air Ventilation (meet one of the following)	Prereq.				Y
4.2	? Enhanced Outdoor Air Ventilation *(meet one of the following)*	2	2	0		2
4.3	Third-Party Performance Testing	1	1	0		1

5. Local Exhaust

5.1	? Basic Local Exhaust (meet all of the following)	Prereq.			*Verified*	Y
5.2	Enhanced Local Exhaust *(meet one of the following)*	1	0	0		0
5.3	Third-Party Performance Testing	1	1	0		1

6. Distribution of Space Heating and Cooling

6.1	? Room-by-Room Load Calculations	Prereq.				Y
6.2	Return Air Flow / Room-by-Room Controls (meet one of the following)	1	1	0	*tested at final*	1

	A. Forced-Air Systems				B. Nonducted HVAC Systems	
6.3	Third-Party Performance Test / Multiple Zones (meet one of the following)	2	2	0	see test and balancing docs	2
	A. Forced-Air Systems				B. Nonducted HVAC Systems	
7. Air Filtering						
7.1	Good Filters	Prereq.				Y
7.2	Better Filters	1	0	0		0
OR 7.3	Best Filters	2	2	0	confirmed at final - MERV 13	2
8. Contaminant Control						
8.1	? Indoor Contaminant Control during Construction	1	1	0	confirmed	1
8.2	Indoor Contaminant Control *(meet any of the following, 1 pt each)*	2	1	0	Mudroom	1
8.3	? Preoccupancy Flush	1	0	0		0
9. Radon Protection						
9.1	? Radon-Resistant Construction in High-Risk Areas	Prereq.				Y
9.2	? Radon-Resistant Construction in Moderate-Risk Areas	1	1	0	elec box installed near roofline.	1
10. Garage Pollutant Protection						
10.1	No HVAC in Garage	Prereq.				Y
10.2	Minimize Pollutants from Garage (meet all of the following)	2	2	0	confirmed at final - CO monitor installed in Mudroon	2
	a) In conditioned spaces above garage:				b) In conditioned spaces next to garage	
AND/OR 10.3	Exhaust Fan in Garage (meet one of the following)	1	1	0	confirmed at final	1
OR 10.4	Detached Garage or No Garage	3	0	0		0
Awareness & Education (AE)	(Minimum 0 AE Points Required)	Max: 3	Y:2	M:0	Notes	Final: 2
1. Education of the Homeowner or Tenant						
1.1	? Basic Operations Training *(meet both of the following)*	Prereq.				Y

1.2	? Enhanced Training	1	1	0	1
1.3	Public Awareness *(meet three of the following)*	1	1	0	1

2. Education of the Building Manager

2	? Education of the Building Manager *(meet both of the following)*	1	0	0	0

USGBC LEGAL DISCLAIMER

USGBC makes no warranty with respect to any LEED certified project, including any warranty of habitability, merchantability, or fitness for a particular purpose. There are no warranties, express or implied, written or oral, statutory or otherwise, with respect to the certifications provided by USGBC. By way of example only, and without limiting the broad scope of the foregoing, it is understood that LEED certification, whether at the Certified level or any other level, does not mean that the project is structurally sound or safe, constructed in accordance with applicable laws, regulations or codes, free of mold or mildew, free of volatile organic compounds or allegens, or free of soil gases including radon.

SIGNATURES BY RESPONSIBLE PARTIES

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents.

Project Team Leader	***Nathan Kipnis***	Company	***Kipnis Architecture***
Signature		Date	

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed. I have evaluated this project's documentation package and conducted the necessary QA/QC procedures with the Green Rater, and I hereby declare and affirm to USGBC that the homes included in this submittal are ready to earn LEED for Homes certification, as per the attached checklist.

Provider QAD	***Christin Kappel***	Company	***Green Home Institute***
Signature		Date	

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed.

I also hereby confirm that all verification services were performed in accordance with the LEED for Homes Verification & Submittal Guidelines and Addendum.

Green Rater	***Emily Rhea***	Company	***Eco Achievers***
Signature		Date	

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed.

I also hereby confirm that all verification services were performed in accordance with the LEED for Homes Verification & Submittal Guidelines and Addendum.

Green Rater	***Lindsey Elton***	Company	***Eco Achievers***
Signature		Date	

LEED for Homes Project Checklist

Addendum: Prescriptive Approach for Energy and Atmosphere (EA) Credits

Points cannot be earned in both the Prescriptive (below) and the Performance paths of the EA section.	***Max Pts. Available***	***Preliminary Rating*** Y / Pts	Maybe	No	***Notes***	***Project Points***
Energy & Atmosphere (EA) (Must earn points equal to HERS 70)	***Max: 38***	***Y:28.5***	***M:0***		***Notes***	***Final: 28.5***
Important note: projects registered after October 1st, 2014 that use the prescriptive path must achieve at least the following: 13 points (projects in climate zone 1-5), or 9.5 points (projects in climate zone 6-8)						
2. Insulation						
2.1 Basic Insulation *(meet both of the following)*	***Prereq.***					
2.2 Enhanced Insulation *(meet both of the following)*	***2***	***0***	*0*			***0***
3. Air Infiltration						
3.1 Reduced Envelope Leakage	***Prereq.***					
☐ Air leakage rate in ACH50						
3.2 Greatly Reduced Envelope Leakage	***2***	***0***	*0*			***0***
OR 3.3 Minimal Envelope Leakage	***3***	***0***	*0*			***0***
4. Windows						
4.1 Good Windows *(meet all of the following)*	***Prereq.***					

	4.2 Enhanced Windows	2	0	0		0
OR	4.3 Exceptional Windows	3	0	0		0

5. Heating and Cooling Distribution System

	5.1 Reduced Distribution Losses *(meet all of the following, as appropriate)*	Prereq.				
	A. Forced-Air Systems	B. Nonducted HVAC Systems				
	5.2 Greatly Reduced Distribution Losses *(meet the following, as appropriate)*	2	0	0		0
	A. Forced-Air Systems	B. Nonducted HVAC Systems				
OR	5.3 Minimal Distribution Losses *(meet one of the following, as appropriate)*	3	0	0		0
	A. Forced-Air Systems	B. Nonducted HVAC Systems				

6. Space Heating and Cooling Equipment

	6.1 ? Good HVAC Design and Installation *(meet all of the following)*	Prereq.				
	Type of cooling system		Type of heating system			
	Cooling efficiency (SEER / EER)		Heating Efficiency (AFUE / HSPF / COP)			
	6.2 High-Efficiency HVAC	2	0	0		0
OR	6.3 Very High Efficiency HVAC	4	0	0		0

7. Water Heating

	7.1 ? Efficient Hot Water Distribution System *(meet one of the following)*	2	0	0		0
	7.2 Pipe Insulation	1	0	0		0
	7.3 Efficient Domestic Hot Water Equipment	3	0	0		0
	Type of DHW system					
	Efficiency	Solar: Percentage of annual DHW load				

8. Lighting

	8.1 ENERGY STAR Lights	Prereq.				

8.2	Improved Lighting *(meet one of the following, see Rating System for pts)*	*1.5*	*0*	*0*	*0*
OR 8.3	Advanced Lighting Package *(meet one of the following)*	*3*	*0*	*0*	*0*

9. Appliances

9.1	High-Efficiency Appliances *(meet any, see Rating System for pts)*	*2*	*0*	*0*	*0*
9.2	Water-Efficiency Clothes Washer	*1*	*0*	*0*	*0*

10. Renewable Energy

10	? Renewable Energy System	*10*	*0*	*0*	*0.0*

[ ] Reference electric load, kWh/yr (based on HERS model)

[ ] Electricity supplied by renewable system, kWh/yr

[0.0%] Percentage of annual reference electric load met by renewable system

11. Residential Refrigerant Management

11.1	Refrigerant Charge Test	*Prereq.*			
11.2	Appropriate HVAC Refrigerants *(meet one of the following)*	*1*	*0*	*0*	*0*