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 YES!
On-Site Performance Tests YES!
Custom Durability Planning Checklist YES!
Third-Party Verified Documentation YES!

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)

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