

Green Building Template for Rowhouse Renovation

The Green Building Template was commissioned by the Maryland DNR Green Building Program and the Maryland Energy Administration to evaluate the most cost effective and synergistic ways to renovate brick Rowhouses (single-family, attached houses) so that healthier, more energy efficient homes could be developed and sold in East Baltimore. The main feature of the GBT is the “matrix template,” which is a list of eleven standard elements, including the building envelope, HVAC system, and appliance selection. The elements are then organized into packages of increasingly sustainable design practices.



TERRALOGOS
ECO ARCHITECTURE, P.C.

CLIENT:
Maryland Department of
Natural Resources

PROJECT LOCATION:
Baltimore, Maryland

COST:
NA

COMPLETION:
Fall 2002

GREEN BUILDING TEMPLATE - WORKSHEET						
ITEM	Deep Green Upgrade HERS 90 Finance added cost w/ EEM	ADDED COST	UNIT	FILL IN		TOTALS
				AREA	or quantity	
A. Exterior Walls				Enter wall area here		
<i>Exterior Walls - Front / Rear at 1st & 2nd Floors</i>						
Structure	Brick masonry, existing					\$0.00
New Int Framing	3-5/8" metal studs held 1" off brick	-\$0.18	SF	420		-\$75.60
Insulation	5" "AirKrete" (R-19)	\$1.90	SF	420		\$798.00
Vapor retarder	None needed		SF			\$0.00
Interior sheathing	1/2" Recycled-content GWB	\$0.10	SF	420		\$42.00
Subtotal Cost		\$1.82	SF			\$764.40
<i>Exterior Walls - Front & Rear Basement</i>				Enter wall area here		

SAMPLE OF TEMPLATE WORKSEHEET

GOALS FOR THE PROJECT:

- Increase energy efficiency and comfort
- Create a healthy indoor environment
- Reduce resource consumption and water use
- Houses to be easy to operate and maintain
- Contribute to the community in a positive way

PROGRAM (TABLE OF CONTENTS):

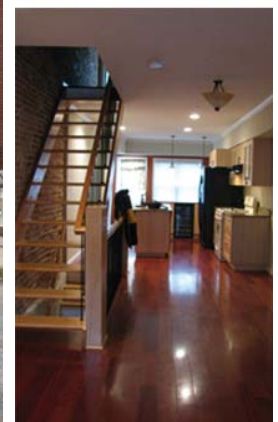
- Existing Conditions Analysis
- Green Building and Affordable Housing Initiatives
- Green Template Overview
- Green Template Matrix
- Implementation Issues



TYPICAL HOUSE PRIOR TO RENOVATION



RENOVATED HOUSE BASED ON THE GREEN BUILDING TEMPLATE



BEFORE AND AFTER INTERIOR PHOTOS