

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 from the building envelope, to HVAC system, to 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						
				FILL IN		
ITEM	Deep Green Upgrade	ADDED	UNIT	AREA	TOTALS	
HERS 90		COST	or quantity			
Finance added cost w/ EEM						
A. Exterior Walls						
Exterior Walls - Front / Rear at 1st & 2nd Floors				Enter wall area here		
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
Exterior Walls - Front & Rear Basement				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 in a positive way back to the community

PROGRAM (TABLE OF CONTENTS):

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



TYPICAL HOUSE PRIOR TO RENOVATION



RENOVATED HOUSE BASED ON THE GREEN BUILDING TEMPLATE