

## Energy Efficiency Components

All homes are to be constructed with continuous Zip Insulated 2" (R9.6) exterior sheathing over two-by-six exterior studs spaced 24" on center. Increasing the exterior stud spacing from 16" on center, to 24" on center, allows for more insulation between studs and less heat transference through wood members.

The continuous insulated Zip sheathing provides an additional R9.6 value, increasing the total exterior wall insulation value to over R30,. Seams on the sheathing are taped which minimize air leaks. Foam insulation is installed around all windows and exterior doors.

The windows will have low U values, the exterior doors will be fiberglass with better R values than steel doors.

In addition to increasing the R value in the exterior walls the attic insulation will be R60, blown-in cellulose. All penetrations between the 2<sup>nd</sup> floor and the attic are sealed to minimize any heat loss into the unconditioned attic.

The homes will feature high efficiency heat pumps for heating/cooling, Energy Recovery Ventilators, and electric hot water heaters. All lighting will be LED.

Two electric car charging stations will be provided at the Clubhouse. Electric outlets for car charging will be option for all units.

All homes will be compliant with existing Massachusetts stretch code and with the 2021 IECC code which takes effect January 1, 2023.

In addition to the included energy efficient components, options for additional components include:

- Triple glazed windows

- Under basement slab insulation

- Basement foundation wall insulation

- Electric car charging in garages

All homes in the community will comply with the energy components in the current Building Code 780CMR 9<sup>th</sup> Edition and current MA Stretch energy code. The houses will also comply with the IECC 2021 (International Energy Conservation Code), which takes affect January 1, 2023.

