

Considering Green - What's In a Green Home in the Raleigh, NC Area

If you're considering building or buying a green-built home in the Raleigh, NC area, you probably have some specific ideas about what's involved in a green home. Or maybe you just know that a green home is better for the environment, and want to take steps towards cleaner air and renewable resources.

How "Green" is a Green Home?

Each of the [five green home certification programs](#) in North Carolina has its own levels and specifications of "greenness".

If you're considering a green home in the Raleigh area, you'll most likely see certification that involves the [Green Home Builders of the Triangle](#) program. Each green home must be independently validated and certified by a third party inspection agency. If you don't see a **green home certificate**, your home may not be certified green, even if it does contain many green elements.



There are three basic levels of certification, that can be attained by collecting "points" in a variety of building areas, such as:

PROJECT POINT SUMMARY				
SECTION	DESCRIPTION	REQUIRED SCORE		
		BRONZE	SILVER	GOLD
1	Lot Design, Preparation and Development	12	14	16
2	Resource Efficiency	44	60	77
3	Energy Efficiency	37	62	100
4	Water Efficiency & Quality	9	13	19
5	Indoor Environmental Quality	48	54	72
6	Operation, Maintenance and Homeowner Education	7	7	9
7	Global Impact	0	5	6
TOTAL POINTS ACHIEVED				

Bronze Level Green Home Certification

A green home reaches bronze level certification when a **total of 257 points** have been earned, with the minimum amounts in each category.

Green homes with Bronze Level Certification may not have the same features and amenities - for instance, the green home can earn 5 points for **minimizing slope disturbance**, or 6 points for **optimizing the homes location for solar resources** by placing the long side of the home within 30 degrees of due south.



A Bronze Level Green Home does not often have a solar water heater or solar photovoltaic power source, but can be the **least expensive type of green home** built in the Raleigh NC area, depending on the choices made.

Silver Level Green Home Certification

A green home in the Raleigh NC area reaches silver level certification when a **total of 415 points** have been earned, with again minimum amounts in each category.

Thus **61% more points** must be earned to reach Silver certification - so some could argue that such a home is 61% greener!

It depends on the green homeowner or home buyers preferences and priorities - again, the points can be earned in a variety of ways.

A **sealed attic** is worth 8 points in the Energy Efficiency category, as is a **sealed crawlspace** and a [solar hot water heater](#). From the chart above, a Silver Level Green Home requires 62 points in this category, so a combination of many different features are needed.

Gold Level Green Home Certification

To earn a Gold Level Green Home Certification in the Raleigh NC area, the green home **must score a total of 549 points**, or more than double that of a Bronze Green Home.

Most Gold Level Green Homes that I have seen in the Raleigh area are in the \$700K or higher range.

In Water Efficiency, one can gain 7 points for [collecting and reusing rainwater](#), and 7 points for weather-based irrigation controllers (computerized).



Green Home Building and Buying Options Vary

As you can see, the types of green homes available vary quite a bit, and the **combinations of green features can be almost endless**.

With **hundreds of "green" options** available across seven different categories, you can design and build a green home that incorporates everything most important to you - and [Southern Energy Management](#), a much-awarded local green home certifier, can help you find the combination that best fits your budget.

Interested in building a Green Home in the Raleigh NC Area?



We'll help you get started! [Contact us](#), or call **919-278-8070**.

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