

Lamorinda OUR HOMES

Lamorinda Weekly Volume 08 Issue 13 Wednesday, August 27, 2014



Cynthia Brian's Gardening Guide for September...read on page D13

Green House Rises on Lafayette Hillside

The paint is green, but so is the entire structure

By Cathy Tyson



The Milovic family on site, from left: Ed, Carolyn, Tanya and Danica.

Photos provided

Starting from scratch on a challenging acre-sized lot on the west side of Lafayette, Ed and Carolyn Milovic designed their new home for maximum energy efficiency and included durable, sustainable products in their 4 bedroom, 2,700 square foot home. It just makes sense in the long run to have a smart home and to embrace sustainable design, explains Ed Milovic.

Their goal is for the new family home to achieve the highest Leadership in Energy and Environmental Design (LEED) rating possible: platinum.

LEED is a voluntary building rating system based on existing proven technology to promote sustainable best practices. All rating is done by an independent third party, and construction and energy performance is documented. There are 136 points possible; to achieve the platinum level takes 90 points.

There are eight categories that points are divided into; the Milovics were mindful to make choices that would garner points in every category. For example, the water efficiency category has a possible 15 points for water conservation practices both indoor and outdoor, the materials and resources category is worth a potential 16 points for reduction of material waste during construction and selection of green products. Other categories include energy and atmosphere (38 possible points) – that covers efficient insulation, and the home's heating and cooling system, as well as the indoor environmental quality category (21 points possible) – which specifies the type of appliances that are installed.

Many of the features that contribute to the home's green design are hiding in plain sight. The sturdy retaining wall concrete is composed of 30 percent fly ash, the walls are made from SIP panels, or structural insulated panels – prefabricated insulated foam core sandwiched between two structural facings that are airtight and significantly reduce construction waste.

On a recent tour, Milovic points out resilient bamboo flooring, along with nearly indestructible recycled quartz countertops, both items a wise choice for a family with two young daughters who will surely contribute to wear and tear over the years.

... continued on page D4

