

INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC) FEATURES

IgCC 404.1.1 IgCC 404.1.2	Water for landscape irrigation; Irrigation system design & installation.	Low water usage. Condensation from HVAC is used in planters
IgCC 407.3	Bicycle parking & storage	Encourage bicycle usage
IgCC 407.4	Preferred vehicle parking	Designated “green” parking spaces
IgCC 408.3	Roof coverings	Reflective, high-insulation value roofing
IgCC 503.1	Construction material & waste management	Recyclable materials used & recycled all waste lumber
IgCC 504.1	Recycling bins for residents	Homes have separate recycling & trash receptacles, as well as communal bins
IgCC 504.2	Storage of lamps, batteries & electronics	Designated storage in parking garage & recycled by HOA Manager
IgCC 505.2	Material selection	Lumber & concrete cost are tracked to demonstrate compliance. Lumber was green certified & concrete was sourced from nearby site
IgCC 506.2	Straight fluorescent lamps	Fluorescent lights comply with code & TI’s must also comply
IgCC 610.1	Renewable Energy	Solar power in development
IgCC 801.2	Indoor air quality	Fresh air exchange
IgCC 806.1	Emissions from composite wood	Green cabinets & floors
IgCC 806.2	Adhesives & sealants	Low VOC
IgCC 806.3	Architectural paint	Low VOC

“The IgCC is the first model code to include sustainability measures for the entire construction project and its site – from design through construction, certificate of occupancy and beyond. The new code is expected to make buildings more efficient, reduce waste and have a positive impact on health, safety and community welfare.” – iccsafe.org



ADDITIONAL GREEN FEATURES

- 2017 APS Award for low HERS rating (48)
- WaterSense plumbing fixtures
- ENERGY STAR appliances
- Recirculating hot water pumps
- Low-e tinted dual pane windows
- Energy efficient air conditioning with digital thermostat
- Artificial community grass promotes less water usage
- Vertical living to reduce community footprint

