

LEED for Homes
Operations and Maintenance
Manual



U.S. Green Building Council

August 2010

Copyright

Copyright © 2010 by the U.S. Green Building Council. All rights reserved.

The U.S. Green Building Council authorizes you to use the LEED for Homes Operations and Maintenance Manual for your individual use. In exchange for this authorization, you agree to retain all copyright and other proprietary notices contained in the original LEED for Homes Operations and Maintenance Manual. You also agree not to sell or modify the LEED for Homes Operations and Maintenance Manual or to reproduce, display or distribute the LEED for Homes Operations and Maintenance Manual in any way for public or commercial purpose, including display on a Web site or in a networked environment. Unauthorized use of the LEED for Homes Operations and Maintenance Manual violates copyright, trademark and other laws and is prohibited.

Note that the text of the federal and state codes, regulations, voluntary standards, etc., reproduced in the LEED for Homes Operations and Maintenance Manual is either used under license to the U.S. Green Building Council or, in some instances, is in the public domain. All other text, graphics, layout and other elements of content contained in the LEED for Homes Operations and Maintenance Manual are owned by the U.S. Green Building Council and are protected by copyright under both United States and foreign laws.

Disclaimer

None of the parties involved in the funding or creation of the LEED for Homes Operations and Maintenance Manual, including the U.S. Green Building Council, its members, its contractors, or the United States government assume any liability or responsibility, to you or any third parties for the accuracy, completeness, use of, or reliance on, any information contained in the LEED for Homes Operations and Maintenance Manual, or for any injuries, losses or damages (including, without limitation, equitable relief) arising out of such use or reliance.

As a condition of use, you covenant not to sue, and agree to waive and release the U.S. Green Building Council, its members, its contractors and the United States government from any and all claims, demands and causes of action for any injuries, losses or damages (including, without limitation, equitable relief) that you may now or hereafter have a right to assert against such parties as a result of your use of, or reliance on, the LEED for Homes Operations and Maintenance Manual.

The builder (or primary project manager) is solely responsible for choosing LEED for Homes features that are appropriate for the home and for their proper installation. USGBC and its representatives are responsible only for verifying the completion of LEED for Homes requirements as set forth in the LEED for Homes Rating System; such verification in no way constitutes a warranty as to the appropriateness of the selected LEED for Homes measures or the quality of implementation.

In the LEED for Homes program, the Project Team must educate the homeowner (and/or tenants) on the specific LEED for Homes-related equipment installed (per prerequisite AE 1.1 of the LEED for Homes Rating System). This training includes the unique operations and maintenance requirements for that equipment. USGBC developed this manual to complement the educational activities of the project team. However, the information in this manual is general in nature and may not address all of the features in a LEED-certified home. Further, this information is not intended to supersede the Project Team's instructions.

U.S. Green Building Council
2101 L Street, NW, Suite 500
Washington, DC 20037

Trademark

LEED® is a registered trademark of the U.S. Green Building Council.
ISBN # 978-1-932444-09-4

Contents

| | |
|--|-----|
| Quick Look-Up | 3 |
| Part 1: Introduction to your Green Home | 5 |
| Why Green Homes? | 6 |
| Your Role in Keeping Your Home Green | 8 |
| Emergency Information and Safety Tips | 9 |
| Purpose and Structure of Manual | 11 |
| Part 2: How to Maintain the Green Features in Your Home | 12 |
| Indoor Pollutants | 14 |
| The Exterior Structure or Envelope | 18 |
| Interior Durability and Finishes | 21 |
| Lighting and Appliances | 24 |
| Heating, Cooling, and Ventilation Systems | 28 |
| Plumbing | 34 |
| Your Garage | 36 |
| Your Yard | 38 |
| Part 3: (OPTIONAL) Special Features of Your Home | 44 |
| Part 4: Resources for Sustainable Additions and Retrofits..... | 47 |
| Appendices | |
| A: Documentation for Your LEED-certified home..... | A-1 |
| B: Detailed Manufacturer’s Info about Products in Your Home..... | B-1 |
| C: (OPTIONAL) Photograph Library | C-1 |

Quick Look-Up

Summary of Suggested Operations and Maintenance Tips

A description of each of these tips is presented in Parts 2 and 3 of this manual.

| Maintenance Task | | Season | | | | Every Few Years |
|---|---|--------|--------|--------|------|-----------------|
| | | Winter | Spring | Summer | Fall | |
| Indoor Pollutants | | | | | | |
| 1 | Clean or replace walk-off mats | | ● | | | |
| 2 | Vacuum all carpets at least weekly, clean annually | ● | ● | ● | ● | |
| Exterior Structure | | | | | | |
| 4 | Clean debris from gutters and downspouts | | ● | | ● | |
| 5 | Remove excess snow from roof to prevent ice dams | ● | | | | |
| 6 | Check / repair roofing and flashing for signs of wear or damage | | ● | | ● | |
| 7 | Check / repair all cracked or missing exterior caulking | | | ● | | |
| 8 | Check / repair air leakage inside: replace weather-stripping | | | | | ● |
| Interior Durability and Finishes | | | | | | |
| 9 | Check /repair caulking/grout in and around showers/baths | | | ● | | |
| 10 | If paint is needed, use only low emission paint | | | | | ● |
| Lighting and Appliances | | | | | | |
| 11 | If replacing lights, use only ENERGY STAR labeled lighting | | | | | ● |
| 12 | Check if exterior automated lighting controls are working | | ● | | ● | |
| 13 | Use power strip to reduce phantom loads from chargers, TV, etc. | | | | | ● |
| 14 | Clean lint screen and dryer vent | ● | ● | ● | ● | |
| 15 | If replacing appliances, use only ENERGY STAR labeled ones | | | | | ● |

Quick Look-Up (cont'd)

Summary of Suggested Operations and Maintenance Tips

A description of each of these tips is presented in Parts 2 and 3 of this manual.

| Maintenance Task | | Season | | | | Every Few Years |
|--|--|--------|--------|--------|------|-----------------|
| | | Winter | Spring | Summer | Fall | |
| Heating, Cooling, and Ventilation Systems | | | | | | |
| 16 | Clean or replace furnace filter | ● | | ● | | |
| 17 | Adjust thermostat for season change | ● | ● | ● | ● | |
| 18 | Have air conditioner and heating system serviced | | | | | ● |
| 19 | Remove leaves, debris around air conditioning condenser | | | | ● | |
| 20 | Clean in and around grills and registers; vacuum inside of ducts | | | | | ● |
| 21 | Check / adjust humidity levels | ● | ● | ● | ● | |
| 22 | Check that roof/soffit vents are open and debris-free if vented | | | | ● | |
| 23 | Check/clean mechanical ventilation system | ● | ● | ● | ● | |
| 24 | Check that exhaust fans are unobstructed and working | ● | | | | |
| 25 | Check / clean air intakes and exhausts for debris | ● | ● | | | |
| Plumbing | | | | | | |
| 26 | Fix leaks immediately in pipes, appliances, etc. | ● | ● | ● | ● | |
| 27 | Prevent pipe freezes: Turn off outdoor faucets | ● | | | | |
| 28 | Keep water heater temperature at 120F | ● | | ● | | |
| 29 | Check hot water heater for mineral buildup, drain, and refill | | | | | ● |
| Your Garage | | | | | | |
| 30 | Check seal between garage and home, if exists. Keep door closed | | ● | | ● | |
| 31 | Remove unneeded chemicals stored in garage | | ● | | ● | |
| Your Yard | | | | | | |
| 32 | Replace and repair landscaping - mulch, permeability features | | | | | ● |
| 41 | Maintain proper grades for drainage on all property | | ● | | ● | |
| 42 | Avoid damaging de-icers | ● | | | | |
| 43 | Keep all plants at least 24" away from home | | | ● | | |
| 45 | Avoid toxic chemicals for pest control and chemical fertilizer | ● | ● | ● | ● | |

Part 1

Introduction to Your Green Home

- ✓ What are Green Homes?
- ✓ Your Role in Keeping Your Home Green
- ✓ Emergency Information and Safety Tips
- ✓ Purpose and Structure of this Manual

What are Green Homes?

Generally speaking, a green home is designed and built to be:

Healthy,
Comfortable,
Durable,
Energy efficient, and
Environmentally responsible.

A common misconception is that all new homes, built to the minimum building codes, are high quality and high performance homes. However, many new homes do not achieve several of the benefits listed above. Green homes are built to substantially exceed the performance levels offered by conventional, code-compliant new homes.

Also, while many new homes may claim to be green, they differ in how thoroughly they achieve the benefits above. In other words, they achieve different degrees of green, depending on the degree to which they deliver these benefits.

Why Green Homes?

Homes have a very significant environmental impact. According to the U.S. Department of Energy, all homes in the U.S. account for:

22% of the total energy consumed; and
21% of carbon dioxide emissions.

Also, certain indoor air pollutants can often be four to five times higher than outdoor levels. Construction and demolition waste (including both residential and commercial buildings) represents 40% of the solid waste in the U.S. Homes also have a significant impact on the amount of water consumed, on the amount of chemicals (e.g., fertilizer, pest control chemicals) that can damage nearby water bodies, and other consequences.

Shifting towards the design and construction of more sustainable homes can have enormous benefits for the environment, as well as for the occupants.

What is LEED for Homes?

LEED for Homes is a voluntary rating system administered by the U.S. Green Building Council (USGBC). USGBC is a non-profit organization that promotes the design and construction of high performance green buildings. To be certified under the LEED for Homes program, a home must:

- Include several required green measures (“prerequisites”) (e.g., achieve energy efficiency at least 15%¹ better than conventional homes), and

¹ Homes must be 15% more efficient in mild & moderate climates and 20% more efficient in cold climates.

- Include many additional green measures. These are chosen by the builder from a variety of optional measures (“credits”) to earn points. A project must earn a minimum number of points to achieve certification.

The program includes several additional requirements as well, such as verification by a LEED for Homes Green Rater. The LEED for Homes Green Rater is not associated with the project team (i.e., this person is a “third-party”) and he or she has training in verifying green homes. In the verification process, the LEED for Homes Green Rater confirms that:

- All of the required green measures are installed in the home (by visual inspection), and
- The performance level of the home meets the program requirements (by physical testing of the home’s air leakage, duct leakage, etc.).

For more information on the LEED for Homes program, go to:

www.usgbc.org/LEED/homes

Your Role in Keeping Your Home Green

Most people know that cars need regular maintenance, like periodic oil changes and keeping tires properly inflated. Regular maintenance helps to keep a car running longer, more safely, and more efficiently. Similarly, your home needs regular maintenance to prevent equipment malfunctions, minimize health risks, and keep it operating as efficiently as possible.

A green home may also have special features that you may be unfamiliar with. Some of these special features have operations and maintenance requirements that will help to ensure that your home remains environmentally responsible and resource efficient throughout its lifetime.

This manual provides operations and maintenance tips on how to keep your new LEED-certified home healthy, comfortable, durable, efficient, and environmentally responsible.

Emergency Information and Safety Tips

This section offers emergency and safety tips that are important for any home. These tips are meant to be a brief summary and not a complete list. For more detailed emergency and safety information, go to:

U.S. Fire Administration www.usfa.dhs.gov/citizens

Home Safety Council www.homesafetycouncil.org/index.asp

Emergency Information

Immediately after moving into your home, take a few minutes to do the following. Don't wait until you have an emergency!

- Locate central shut-off valves for each of the following:
 - ✓ Water supply;
 - ✓ Electricity supply; and
 - ✓ Heating fuel (e.g., gas, oil, propane).
- Find the number for your local poison control center, especially if you have small children.
- Locate the nearest hospital emergency room(s).
- Contact local authorities for emergency suggestions for local and regional natural disasters (e.g. flood, hurricane, tornado, earthquake). Identify fire escape routes, particularly in large homes or multifamily buildings.

Safety Tips

- Regularly replace batteries in smoke alarms and check that they are functioning.
- Periodically check electrical cords, plugs, outlets, and other equipment for damage, and replace as needed. Also, don't overload electrical circuits.
- Keep the area around furnaces, hot water heaters, and other combustion equipment clean and free of clutter to help prevent fires.
- Never use any unvented combustion equipment inside your home or garage, such as barbeque grills, camping stoves, kerosene heaters, etc. These can release large amounts of deadly carbon monoxide inside your home.
- Inspect your hot water equipment annually for rust, disconnected vents, or other signs of a problem. For example, the pipe carrying exhaust from a hot water heater may become cracked or disconnected over time, which can cause carbon monoxide to be released into the home, or a fire.
- Set your hot water heater at or below 120° F. This is recommended by the Home Safety Council for safety², and it will also save energy.

² http://homesafetycouncil.org/SafetyGuide/sg_water_w003.asp

Purpose and Structure of this Manual

A list of all of the measures installed in your LEED-certified home is shown in the Project Checklist in Appendix A of this document. Further information on these measures can be found in the LEED for Homes Rating System³. Note that builders have some flexibility in which green measures (or LEED credits) they install in each LEED-certified home. Some of the features described in this manual may not be included in your LEED-certified home. Review the LEED for Homes checklist that was filled out specifically for your home to find out which features are installed.

The purpose of this document is to:

Part 2. Highlight the operation and maintenance procedures for the LEED for Homes measures that are installed in your home. Note that many of the LEED for Homes measures installed in your home should not require any operations or maintenance. For example, insulation that is more effective than what is required by code is installed behind the drywall. This and other measures installed behind the drywall should provide their intended benefits throughout the life of your home, without the need for maintenance. Features that do not require maintenance are not included in this manual.

Part 3. Describe operation and maintenance information for special LEED features that your builder has installed in your home. Your builder has included these special features to substantially improve the overall performance of your home.

Part 4. Suggest resources if you decide to do a renovation or addition to your home.

Part 5. Provide green lifestyle tips. Your LEED-certified home includes many measures for *efficiency* (i.e., getting more useful output, such as light, hot water, etc. for the amount of energy supplied). You can further reduce energy and water bills, and your environmental footprint, by following basic measures for *conservation* (i.e., using less energy, water, and other resources). In addition, the day to day behavioral choices that you make in other areas of your life, such as transportation, cleaning, and purchasing, can greatly affect your overall environmental footprint. The green lifestyle tips suggest behavioral choices that will help you live more sustainably, and that will often help save you money as well.

³ The LEED for Homes Rating System can be downloaded at no charge from www.USGBC.org/LEED/homes.

Part 2

How to Maintain the Green Features in Your Home

Operations and Maintenance Tips for:

- ✓ Indoor Pollutants
- ✓ The Exterior Structure or Envelope
- ✓ Interior Durability and Finishes
- ✓ Lighting and Appliances
- ✓ Heating, Cooling, and Ventilation Systems
- ✓ Plumbing
- ✓ Your Garage
- ✓ Your Yard

How to Maintain the Green Features in Your Home

This section includes operation and maintenance tips for LEED for Homes features installed in your home that require some upkeep or user operation. Keep in mind:

- The maintenance requirements for your home are specific to the types of systems that are installed in your home. It is very important for you to be familiar with the product manufacturer's specific recommendations for each system (see Appendix B).
- Many of the features in your LEED-certified home will not require maintenance, so they are not described here. But many still require that you use them properly in order to fully reap their benefits. For example, if your LEED-certified home includes dual flush toilets, this feature will only conserve water if everyone in your home uses the partial flush feature when appropriate. Review the LEED for Homes checklist (Appendix A) that was customized for your home to familiarize yourself with which green measures are installed in your home.

This section is organized by the systems in your home. Each section includes information on:

- Why this system is important;
- Tips for operating and maintaining the system; and
- Websites that provide additional information and maintenance tips for the system.

2.1 Indoor Pollutants

There are many potential sources of pollution in any home. For example, combustion equipment (anything that burns fuel, such as a gas-fired water heater or wood stove) releases carbon monoxide. Fireplaces and cooking can release small airborne particles, which can cause breathing problems, especially for people with asthma.

In general, indoor pollution can be controlled by:

- Reducing the amount of pollutants that are generated (for example, by not having a fireplace, or by using a fireplace that is cleaner burning); and
- Diluting pollutants once they are created, by bringing in fresh air (ventilation) or removing polluted air with exhaust fans and vents.

Combinations of these pollution control methods are used in LEED-certified homes. But you can further reduce pollutants in your home through operation and maintenance.

This section includes suggestions to help to control the following indoor pollutants:

- Carbon monoxide;
- Radon; and
- Airborne particles.

Carbon Monoxide

Carbon monoxide (CO) is a colorless, odorless gas that is generally released during combustion (e.g., burning of a fuel in equipment like cars, gas-fired appliances, and fireplaces). At high levels, CO can cause health problems, such as headaches and nausea. At very high levels, CO will cause death. LEED-certified homes include CO monitors, which can help warn if there are dangerous levels in your home.

As mentioned in the Emergency Information and Safety Tips, **never bring an unvented combustion source, like a barbecue grill, into the home.** Vented combustion sources, such as hot water heaters, have a pipe that carries carbon monoxide and other combustion pollutants out of your home. Equipment, such as barbecue grills, camping stoves, kerosene heaters, etc., will create carbon monoxide and other dangerous pollutants. Because the equipment is unvented, the pollutants cannot escape the home. The carbon monoxide can quickly build up in the home and become dangerous.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Check/Replace batteries in smoke and carbon monoxide alarms.* Replace the batteries regularly in your carbon monoxide alarm. If the alarm goes off, contact a professional to find and fix the problem immediately.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credit:

- Indoor Environmental Quality (EQ) 2: Combustion Venting

Radon

Radon is a naturally occurring gas that is emitted from soil. Different soils emit radon at different rates. Exposure to radon is the #1 cause of lung cancer among non-smokers in the U.S.

Homes can be built with radon resistant construction techniques to reduce the amount of radon that enters your home from the soil below. This includes a radon vent pipe, which runs from below your home to the outside (generally through the roof). LEED-certified homes that are constructed in areas that have been found to have high levels of radon in the soil (in Radon Zone 1) are required to incorporate these radon-resistant construction techniques. LEED-certified homes in areas that have moderate or low levels of radon in the soil (in Radon Zones 2 and 3) are encouraged to be built with these techniques. In general, this system works without any maintenance on your part. However, periodically check that the radon vent pipe is not blocked (e.g., clear of leaves). In some homes, the pipe will vent out through the exterior wall, instead of through the roof.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Test your home for radon.* The best way to ensure that your home does not have a radon problem is to perform a simple test. Radon test kits are available at your local hardware store. The U.S. Environmental Protection Agency provides guidance on how to conduct the test. If the test shows high levels of radon (above 4 picoCuries per Liter of air [pCi/L]), you should hire a radon professional to install a radon mitigation system. If your home was built with radon resistant construction techniques, then it can be modified with an exhaust fan to make it more effective.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credit:

- Indoor Environmental Quality (EQ) 9: Radon Protection

Airborne Particles

Airborne particles are common pollutants in the home. Airborne particles eventually settle out of the air and become dust on a surface. But small particles take a long time to settle out, and they can easily be kicked up into the air again (i.e., re-suspended) with activity. Airborne particles can be inhaled, causing health problems such as asthma. Some particles contain allergens, lead, or other components that can cause additional health problems.

LEED-certified homes include several measures to reduce airborne particles:

- One way that particles are transported into homes is by people tracking them in on shoes. Many LEED-certified homes include walk-off mats and shoe storage areas at each entryway.
- Cooking – especially frying – generates particles⁴. All LEED-certified homes include kitchen exhaust systems that exhaust particles, humidity, and other pollutants from your home. Use this fan whenever you cook.
- Fireplaces are a common source of particles in the home. Many LEED-certified homes do not have fireplaces, or have a fireplace or woodstove with sealed combustion to reduce the amount of pollutants indoors.

Your use and maintenance of features installed in your home are important in keeping them working effectively.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

⁴ Wallace, L.A., et al. Environmental Science & Technology. 2004 Apr 15;38(8):2304-11. “Source strengths of ultrafine and fine particles due to cooking with a gas stove.”

1. *Clean or replace walk-off mats at all entries.* Walk-off mats are designed to trap dirt and keep it out of the home, and by helping to remove dirt from shoes. However, if not cleaned and replaced regularly, walk-off mats can become a source of particles.

2. *Vacuum all carpets at least weekly, clean annually.* While it is common knowledge that carpets should be vacuumed, most homeowners vacuum far less frequently than what manufacturers recommend (at least once per week, and more often in high traffic areas). The Carpet and Rug Institute also recommends that carpets be professionally deep cleaned every 12 to 18 months.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credits:

- Indoor Environmental Quality (IEQ) 2: Combustion Venting
- Indoor Environmental Quality (IEQ) 8: Contaminant Control

Additional Information

For more information, resources, and tools related to minimizing your exposure to indoor pollutants, visit:

US EPA's Indoor Environments Division (EPA IED)

www.epa.gov/iaq/combust.html

www.epa.gov/iaq/co.html

www.epa.gov/radon/pubs/citguide.html

The Carpet and Rug Institute (CRI)

www.carpet-rug.org/residential-customers/cleaning-and-maintenance/basic-cleaning/index.cfm

2.2 The Exterior Structure or Envelope

Your home is designed to protect you from conditions outside, including heat, cold, wind, and rain. LEED for Homes focuses on improving the performance of 3 aspects of the exterior structure (or exterior envelope) of your home:

- The thermal performance (heat flow resistance);
- The air-tightness (air flow resistance); and
- The water-proofing (moisture flow resistance).

This section includes operations and maintenance suggestions for the exterior structure of your home. Additional sources of information on exterior structures are listed at the end of this section.

Overall Durability of Exterior Structure

The exterior of your home, including the roof and siding, acts like your body's skin. It is the first line of defense in protecting your home from rain, cold air, pests, and other things best kept outside. It is important to keep the exterior in good condition.

If water penetrates into the structure of the building, it can cause damage (e.g., wood rot), which is a major safety concern. It can also reduce the effectiveness of materials such as insulation. In general, water should drain away from your home, and it should do so as quickly as possible. Water that pools on a surface can eventually leak through cracks in the surface, potentially causing damage to the structure.

Your LEED-certified home's builder is required to consider the durability risks at your home's site, and to design and build your home to mitigate these risks. (See the LEED for Homes durability forms in Appendix A.) All LEED-certified homes also have water resistant materials in wet areas, such as bathrooms, kitchens, and entryways.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Check / repair all exterior caulking, weather-stripping, and paint.* Check and repair the sealing of the exterior of your home, especially around joints, windows, doors, trim, and plumbing and utility openings. Re-seal with caulk, window putty, weather-stripping, and other air sealing materials. Materials such as caulk and weather-stripping are inexpensive and can save you considerable money in energy bills. By keeping your home well sealed, you will also help prevent pests from entering.

Check the paint, siding, and other materials on the exterior of your home for damage every few years. Peeling paint should be sanded and repainted. Follow manufacturer's instructions when repainting to avoid more paint peeling in the future. If peeling continues, there may be a moisture problem. If so, contact a professional that specializes in fixing moisture problems.

2. *Check roofing and flashing, and repair any damaged materials.* "Flashing" is sheet metal or other material laid over roof valleys, windows, or other areas where water often drains or collects. Many LEED-certified homes have flashing, because it helps prevent water from seeping into the building structure. Flashing and roof materials (e.g., shingles) become damaged over time. Check these materials at least once a year, particularly before the rainy season, to make sure that they are in good condition (e.g., not missing or damaged). Replace if needed. Materials such as flashing are inexpensive and can save money by reducing the need for costly repairs.

3. *Clean debris from gutters and downspouts.* Downspouts and gutters are important for draining water away from your home. They should be cleaned regularly (generally every spring and fall) to remove leaves, dirt, nests, and other debris.

4. *Remove excess snow from roof to prevent ice dams.* Ice dams form when snow melts on the roof, and then re-freezes further down the roof before it can drain. Ice dams form when areas of your roof are colder than others, because some sections of the underside of the roof are better insulated than other sections. Ice dams cause water to pool on the roof, which can then leak into the home's structure.

The best solution for handling ice dams is to prevent them from forming. Soon after a snowfall, use a broom to remove snow from the edges of your roof. Doing this prevents snow from becoming ice. Avoid using rakes or sharp tools, because these can damage the roof surface. If your roof is frequently forming ice dams, consult an ice dam specialist to diagnose and fix the problem. For example, your home may need additional insulation in some sections of the attic.

Related LEED for Homes Measures

- Innovation and Design (ID) 2: Durability Management Process
- Energy and Atmosphere (EA) 3: Air Infiltration

Additional Information

For more information, resources, and tools related to the durability of your home, visit:

Home Energy Resource (formerly Home Smart), Basic Care

www.homeenergyresource.org/

University of Massachusetts, Building and Construction Technology, Preventing Ice Dams

bct.nrc.umass.edu/index.php/publications/by-title/preventing-ice-dams/

US EPA's ENERGY STAR Programs, Home Improvement – Peeling Paint

www.energystar.gov/index.cfm?c=home_solutions.hm_improvement_peelingpaint

2.3 Interior Durability and Finishes

The previous section highlighted the importance of maintaining the exterior structure of your home. The interior of your LEED-certified home is carefully designed and constructed as well. This section includes operations and maintenance suggestions related to the interior features of your LEED-certified home, including:

- Interior Durability (control of moisture); and
- Paints and Coatings (control of chemical emissions).

Interior Durability

Just as rain can cause damage if it enters your home's exterior, leaks and moisture originating within the home can also damage the structure. Your LEED-certified home includes measures such as proper drainage and drain pans for appliances that help prevent water from pooling on surfaces in your home. You should check periodically that everything is in working order (e.g., draining freely), and that materials such as bathtub grout are in good condition. This will help keep water from damaging materials below, and help reduce mold and mildew.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Check /repair caulking/grout in and around showers/baths.* For example, check and repair caulk and grout in wet rooms, such as around bathtubs and sinks, between walls and vanities, countertops, or bathtubs.

2. *Check for water leakage around water heaters, clothes washers and dish washers.* A small drip or leak is a sign that the appliance needs repair. Usually small leaks quickly evolve into major leaks that can cause major damage. If there is evidence of a leak, contact the appropriate equipment repairman immediately.

3. *Run bathroom fan for 30 minutes after showering.* Always turn on your bathroom fan while showering or bathing, and allow it to run for 30 minutes after you stop. By using this fan, you help remove moisture that can lead to mold and mildew, and that can damage the structure of the building. You should also run your kitchen fan while cooking, to remove pollutants and odors.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credits:

Innovation and Design (ID) 2: Durability Management Process

Paints and Coatings (e.g., finishes, shellacs, stains)

Interior paints and finishes add to the beauty of homes, and help protect surfaces. However, many paints, coatings, and adhesives contain chemicals that slowly off-gas into the air. These chemicals are called Volatile Organic Compounds, or VOCs. Some of these VOCs (e.g., formaldehyde) can be harmful to your health. Most VOCs are released at the highest rate when they are applied – the “new paint smell”. However, significant levels of VOCs will continue to off-gas long after application. Many LEED-certified homes include paint, adhesives, and other materials that are “low VOC”. These have a lower content of these harmful, off-gassing chemicals than conventional products.

Furniture, cabinets, cleaning products, and other materials can also have high levels of VOCs. These are discussed in Part 5.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *If paint is needed for the interior of your home, use paint that is low emitting (“low VOC”).* Several programs, such as the Green Seal Standard, will label products that have a low VOC content.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credits:

- Materials and Resources (MR) 2: Environmentally Preferable Products
- Indoor Environmental Quality (IEQ) 8.3 Preoccupancy Flush

Additional Information

For more information, resources, and tools related to maintaining your home's interior, visit:

GREENGUARD Environmental Institute, Consumers

www.greenguard.org

2.4 Lighting and Appliances

According to the US Department of Energy's Residential Energy Consumption Survey (2001), lighting and appliances use 34% of energy consumed in homes and account for 47% of the energy costs. Many LEED-certified homes include energy efficient lights, and ENERGY STAR-rated appliances. You can help to control your energy bills by replacing these products with similar energy-efficient products as needed. You can also conserve energy by turning off lights when they are not in use, and by reducing the energy used by home electronics in stand-by mode by unplugging appliances, or by using power strips.

This section includes operations and maintenance suggestions related to your home's:

- Lighting; and
- Appliances.

Additional sources of information on maintaining your lighting fixtures and appliances are listed at the end of this section.

Lighting

Collectively, interior and exterior lighting typically accounts for 5% to 15% of a new home's total energy use. Energy efficient bulbs and fixtures can use 50-75% less energy, and can emit the same amount of light. These also require less frequent replacement.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *If replacing lights, use only ENERGY STAR-labeled lighting.* Choose bulbs and fixtures with the ENERGY STAR label, such as ENERGY STAR-labeled compact fluorescent lights. These bulbs may have a first cost that is more expensive than traditional, incandescent bulbs, but you will recover any cost difference quickly because of the bulbs' longer life and lower energy use. ENERGY STAR-labeled bulbs also achieve high standards for comfort issues (e.g., less flicker than other bulbs).

2. *Periodically check if exterior automated lighting controls are working.* Many LEED-certified homes include exterior lighting that is motion controlled. If the motion control detector stops working, have the detector fixed or replaced so that you can continue to save energy when lighting is not needed. If you feel that some continuous lighting is needed for safety reasons, consider installing a low level of light, with a sensor to trigger a high level of light when motion is detected.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credits:

- Energy and Atmosphere (EA) 1: Optimize Energy Performance
- Energy and Atmosphere (EA 8): Lighting

Appliances

Household appliances typically use 20-30% of a home's total energy use and about 25% of a home's indoor water use. Many LEED-certified homes have ENERGY STAR-labeled appliances, which can use 10-50% less energy and water than standard models.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Clean/adjust direction of ceiling fans seasonally.* In the summer, ceiling fans can be used to make people feel cool by blowing air on them. Remember to turn off the fan when used for cooling if no one is in a room. Fans do not cool rooms – they only cool people.

A ceiling fan can also be used to help warm a room when it is operated in reverse, by gently pushing warm air back to the floor. (Hot air rises.) Most ceiling fans have a switch that allows you to reverse its direction. Reverse the direction of fans each summer and winter. Use a very low speed for winter, and turn down your thermostat to capture the heating bill savings from using fans.

Clean the fan blades at least annually, to reduce particles in your home and to keep the fan in good condition.

2. *Connect appliances (e.g., televisions, chargers) to a power strip and switch it off when not in use.* “Phantom loads” refer to energy that appliances (e.g., televisions, cell phone, laptop chargers) continue to draw when they are turned off. The U.S. Environmental Protection Agency estimates that households spend \$100 per year to power devices in this standby mode¹. Unplug appliances when they are not in use, or connect them to a power strip and turn off multiple appliances when they are not in use. Some power strips also serve as surge protection for appliances.

The U.S. EPA has also begun to identify some products, such as power adaptors, with the ENERGY STAR label. Look for this label to identify products that are more efficient than conventional models.

3. *Clean lint screen after every use. Periodically clean dryer vent.* For dryers, cleaning the lint screen after every use helps reduce energy use, and it reduces the risk of fire. Also, periodically check the exhaust vent for the dryer on the outside of your home. Make sure that the vent screen is clean and free of leaves, debris, etc., so that exhaust can freely escape to the outside.

4. *Choose ENERGY STAR-labeled appliances.* ENERGY STAR-labeled appliances use less energy and/or water than conventional models. While these often have a slightly higher cost, they will save money in the long-run because of lower energy or water bills. Also make sure that you buy the right sized appliance for your household’s needs. For example, refrigerators that are too full, or that are almost empty, will not perform at the rated efficiency.¹

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credit:

- Energy and Atmosphere (EA) 1: Optimize Energy Performance
- Energy and Atmosphere (EA) 9: Appliances

Additional Information

For more information, resources, and tools related to maintaining your home’s lighting and appliances, visit:

U.S. Environmental Protection Agency (USEPA) Energy Star program, resources for lighting and appliances:

www.energystar.gov/index.cfm?c=lighting.pr_lighting

www.energystar.gov/index.cfm?c=appliances.pr_appliances

Alliance to Save Energy

www.ase.org/section/topic/lights

Federal Trade Commission's How to Buy an Energy-Efficient Home Appliance

www.ftc.gov/bcp/edu/pubs/consumer/homes/rea07.shtm

Department of Energy, Energy Efficient Appliances

www1.eere.energy.gov/buildings/appliance_standards/pdfs/26468.pdf

California Energy Commission's Consumer Energy Center

www.consumerenergycenter.org/home/appliances/

2.5 Heating, Cooling, and Ventilation Systems

Well designed heating cooling and ventilation systems are essential elements of a comfortable and healthy LEED-certified home. More importantly, they also provide for significant energy savings (at least 30% in most LEED-certified homes).

This section includes 2 related topics:

- Heating and Cooling Systems; and
- Ventilation Systems.

Additional sources of information on these systems are listed at the end of this section.

Heating and Cooling Systems

Heating and cooling systems are required to maintain comfortable temperatures within a home. They are also one of the major causes of excessive energy use in homes.

LEED-certified homes have heating and cooling equipment that is often 20 to 30% more efficient than equipment that meets the minimum efficiency standards. It is also correctly sized, based on the size of your home, how well your home is insulated, and other factors. This translates into lower energy bills.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Clean or replace filters in heating/cooling equipment.* Dirty filters are a common cause of equipment malfunction or damage. Clean filters will allow your equipment to run more efficiently. Filters are relatively inexpensive and easy to replace. According to the U.S. Department of Energy, keeping the filter clean on an air conditioner can lower the air conditioner's energy consumption by 5% to 15%.¹ How often you will need to replace your filter will vary depending on the product. Some units have an indicator light showing when the filter needs to be replaced. Generally, it is recommended that air filters should be replaced monthly during the heating or cooling season. Replace the filter with the same type of filter that was originally installed. This will keep the equipment operating as designed, and it will continue to remove particles for better indoor air quality.

2. *Adjust thermostat for season change.* Set your programmable thermostat to “reasonable” set-points to conserve energy. LEED-certified homes generally have programmable thermostats which allow you to set different set-point temperatures at different times of the day. Example settings are provided below.

**Example Temperature Settings
for Programmable Thermostat**

| Season | Time of Day | | |
|--------|-------------|----------|-------------|
| | Night | Day | |
| | | Occupied | Un-Occupied |
| Winter | 60 | 70 | 60 |
| Summer | 75 | 75 | 85 |

3. *All components of the heating and cooling systems should be serviced by a qualified technician about every two years.* The technician should check settings, clean and lubricate parts inside the system, tighten electrical connections, and provide other services. This will help keep your equipment running in good order.

One service that a technician can provide for an air conditioning system is recharging the refrigerant. All LEED-certified homes are required to have air conditioning systems tested at installation to ensure that it is correctly charged (i.e., has the right amount of refrigerant). The system should be tested periodically and recharged if needed. The American Council for an Energy Efficient Economy reports that fixing an incorrectly charged system can improve its efficiency by 20%.¹

4. *Remove leaves and debris around the outdoor condenser of an air conditioner.* Conventional air conditioning systems include an outdoor condenser unit. Twice a year, make sure that the area around the condenser is clear of trash, plants, etc. The Department of Energy recommends trimming back any foliage so that it is at least 2 feet from the unit.¹ Clean any leaves or other debris from the “fins” – the metal slats through which air passes.

5. *Clean in and around grills and registers; vacuum inside of ducts.* For forced air systems (i.e., systems that blow hot or cold air through ducts), annually remove the heating registers and vacuum inside the ducts that are within reach.

6. *Check / adjust humidity levels.* As described in the section on Durability, wet building materials can lead to rot or other damage to the building's structure, and lead to mold or mildew growth. Monitor the relative humidity in your home. Relative humidity monitors are inexpensive and available at hardware stores. In general, the recommended relative humidity in the home should be between 30 to 60%. Use your home's systems (e.g., fans in wet rooms, and dehumidifiers, if present) to keep the relative humidity in this range. If the relative humidity is often well above 60%, or if your home shows other signs of high humidity (such as windows with condensation on the inside or a damp basement):

- First check that everyone in the household is using local exhaust fans properly (e.g., turning on bathroom fans during bathing and kitchen fans when cooking); and
- If your home still has high humidity, consider installing a dehumidifier (if your home does not already have one).

If your home has low humidity levels, you may choose to install a humidifier. Continue to monitor the relative humidity closely. Do not operate a humidifier while the air conditioner is running.

7. *Check roof / soffit vents for flow and obstructions.* Many homes include vented attics. These vents allow hot air to escape during the hot summer months. In the winter, vented attics help to keep the attic cool, reducing the chance for ice dams to form.¹ If your home has vents in the attic, do not cover these with insulation or any other material. Periodically check that vents have not become covered or obstructed by items in the attic.

Other homes are designed with unvented attics (i.e., the attic is conditioned). Your builder will have considered whether roof / soffit vents were beneficial for your particular home, as part of the program's durability requirements.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credits:

- Indoor Environmental Quality (IEQ) 3: Moisture Control
- Energy and Atmosphere (EA) 6: Space Heating and Cooling

- Energy and Atmosphere (EA) 11: Appropriate HVAC Refrigerants
- Indoor Environmental Quality (IEQ) 7: Air Filtering

Ventilation Systems

Ventilation systems exhaust airborne pollutants from your home and also replenish your home with fresh air. Generally there are 2 types of ventilation systems that are used in your home:

1. Local Exhaust Systems (i.e., bath and kitchen fans); and
2. Whole-house ventilation systems.

All LEED-certified homes are required to have whole-house air ventilation systems, which provide the right amount of fresh air into your home. (The rate is based on the size of your home and number of bedrooms.) Also, all LEED-certified homes must have exhaust fans in kitchens and bathrooms, which must be vented directly to the outdoors. These measures help provide better indoor air quality, and they protect the structure from moisture damage. Even moist air can become a problem if it is not exhausted from your home, because it can cause damage structures and lead to mold growth. (In contrast, many code homes do not have ventilation systems and/or do not exhaust moist air directly to the outdoors.)

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Check operation of mechanical ventilation systems (for example, an HRV/ERV) and regularly replace filters.* Ventilation is often provided in the same system as heating or cooling. Such systems require regular filter changes and bi-annual service check-ups.

However, some homes have a separate or dedicated ventilation system installed. For example, many LEED-certified homes include a Heat Recovery Ventilator (HRV) or an Energy Recovery Ventilator (ERV). An HRV brings in fresh air for ventilation, but transfers the heat from the outgoing stale air to incoming air. An ERV performs similarly, but it removes heat from the incoming air, using the cold stale air that it exhausts. These systems reduce energy for heating and cooling, and provide fresh air.

If your home has a separate ventilation system, clean or replace the filter regularly. Check your manufacturer's information for your product's specific requirements, but a general rule of thumb is every one to three months.¹ Periodically check the intake and exhaust vents to ensure that they are clear from leaves, debris, etc.

2. *Check operation of local exhaust fans.* At least once a year, check all of the exterior vents (e.g., kitchen, bathroom) where air exits from your home. These are located on the roof, or may be located on exterior walls. Make sure that they are clear of leaves, debris, etc., and that the damper (the flap covering the opening) can move freely.

Also, periodically check that your exhaust fans are operating: Hold a piece of toilet paper up to the exhaust fan in the bathroom while the fan is running. The paper should be held firmly against that fan grille, after you let it go. If you find a problem, contact a ventilation specialist.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credits:

- Indoor Environmental Quality (IEQ) 4: Outdoor Air Ventilation
- Indoor Environmental Quality (IEQ) 5: Local Exhaust

Additional Information

For more information, resources, and tools related to maintaining your home's heating, cooling, and ventilation systems, visit:

Green Home Guide by the U.S. Green Building Council (USGBC)

www.GreenHomeGuide.com

U.S. Department of Energy (DOE), Energy Saver's

www.energysavers.gov

U.S. Government, Home Owner Resources

<http://www.usa.gov//Citizen//Topics//Family//Homeowners.shtml>

U.S. Environmental Protection Agency (USEPA), Energy Star program

www.energystar.gov/homes

www.energystar.gov/index.cfm?c=dehumid.pr_basics_dehumidifiers

California Energy Commission, Consumer Energy Center

www.consumerenergycenter.org/home/heating_cooling/index.html

Natural Resources Canada, Routine maintenance for HRV's

<http://oee.nrcan.gc.ca/Publications/infosource/Pub/hrv/maintenance.cfm?attr=4#schedule>

2.6 Plumbing

Water is an important resource, and it takes considerable energy to move, treat, and heat water. The average family of four can use 400 gallons of water every day, and, on average, approximately 70% of that water is used indoors⁵.

Leaky pipes and fixtures can result in large amounts of wasted water, and cause damage to structures below. Plumbing can also serious damage it not maintained during the winter.

This section includes operations and maintenance suggestions related to your plumbing equipment. Note that tips on maintaining the efficient use of water outdoors are included in the “Your Yard” section below. Tips on conserving water both indoors are outdoors are provided in the Part 5.

Indoor Plumbing Fixtures and Fittings

All LEED-certified homes include measures that should reduce water use, relative to conventional homes that are built to the minimum building code. Measures that reduce hot water use will save both energy and water. Many of these measures will not require any special maintenance. For example, many LEED-certified homes include low flow fixtures (e.g., low-flow faucets or showers, dual-flush toilets), or the plumbing has been designed so that the hot water tank is close to the fixtures that require hot water.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Check / fix leaks immediately in pipes, fixtures, and appliances.* Immediately fix any leaks in pipes, equipment (e.g., water heaters, clothes washers), and plumbing fixtures (e.g., toilets, sinks). According to the U.S. EPA’s WaterSense program, leaky faucets that drip at the rate of one drip per second waste more than 3,000 gallons of water each year.¹ Over time, water leaks may lead to structural problems.

If your hot water tank is leaking, shut off the water supply to the tank, and shut off the fuel input (or electricity) until a plumber can repair or replace the system. The pressure relief valve may be clogged or not working, or there may be some other problem that should be addressed.

⁵ <http://www.epa.gov/watersense/pubs/indoor.html>

2. *Prevent pipes from freezing: turn on/off outdoor faucets.* When water pipes run through the exterior walls of your home (e.g., to your irrigation system, outdoor faucets, or garden hoses), they are susceptible to freezing in the winter. As the water in the pipes freezes, it expands and can potentially cause the pipe to burst. To prevent this, in late fall, turn off the water supply to the outdoors. Then drain these fixtures to the outdoors to remove any water that remains in the pipes or hoses. Most homes have a separate shut-off valve for each outdoor faucet.

If you go on vacation in the winter, turn the heat down, but not off, in your home. The home must be warm enough to keep the pipes inside from freezing.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credits:

- Water Efficiency (WE) 3: Indoor Water Use
- Energy and Atmosphere (EA) 7: Water Heating
- Energy and Atmosphere (EA) 9: Appliances

Additional Information

For more information, resources, and tools related to maintaining your home's plumbing fixtures and fittings, visit:

H₂O Use, Household Water Efficiency Resources

<http://www.h2ouse.org/resources/links/index.cfm>

Urban Water Resources Management, Water Conservation Tips

<http://www.gdrc.org/uem/water/conservation.html>

National Association of Home Builders, TOOLBASE, Low flow fixtures

<http://www.toolbase.org/TechInventory/TechDetails.aspx?ContentDetailID=868&BucketID=6&CategoryID=9>

Flex Your Power, Low Flow Showerheads

http://www.fypower.org/res/tools/products_results.html?id=100160

Montana Weatherization Training Center, Water Heater Maintenance Tips

<http://www.weatherization.org/waterheatermaintenance.htm>

2.7 Your Garage

Garages often act as a storage area for:

- Automobiles;
- Gas-powered appliances (lawn mowers, edging tools, chain saws, generators);
- Chemicals (fertilizers, pesticides, and herbicides); and
- Paints and cleaning solvents.

All of the above equipment and products can release different types of air pollution. While it is generally wise to store these items in the garage, instead of in your home, pollutants emitted in the garage can still find their way into your home. This is because the garage is often connected to the home by a doorway, and because pollutants can move through cracks in the garage walls or ceiling.

This section includes operations and maintenance suggestions related to your garage.

Additional sources of information on controlling pollutants in garages are listed at the end of this section.

Garage Pollutants

Garages are a useful place to store equipment and materials that are potential pollution sources. Cars release harmful pollutants, including carbon monoxide and volatile organic compounds (VOCs), particularly when they are started. Fuel (including fuel in equipment such as lawnmowers), paints and chemicals, and other equipment can release VOCs. These pollutants can cause health problems. Many LEED-certified homes are well sealed, have detached garages, or have no garages, to help prevent these pollutants from entering the living space of your home.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Check seal between garage and home, and exhaust fan.* A good seal between the garage and the living space of your home will help keep pollution out of the living space. It will also save energy, by keeping conditioned air from leaking out of the home. LEED-certified homes are required to be carefully sealed during construction. Many LEED-certified homes have an additional check for sealing between the garage and living areas, or a fan in the garage. But most homes develop cracks as they age due to settling, so they will periodically need to be resealed.

If your garage is attached to your home, annually inspect the walls and ceiling that are adjacent to the home for cracks. Seal any cracks in the garage with caulk. If there is a door between the garage and the living space, keep it closed as much as possible. Check that it closes tightly every few years, and replace weather stripping around the door if needed.

2. *Remove unneeded chemicals.* Minimize the storage of these materials by getting rid of old paints, fuels, or other chemicals that you no longer need. Dispose of these properly – most should be disposed of as hazardous waste. (See Part 5.)

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credit:

- Indoor Environmental Quality (IEQ) 10: Garage Pollutant Protection

Additional Information

For more information, resources, and tools related to minimizing your exposure to pollutants from your garage, visit:

U.S. Environmental Protection Agency (EPA), Green Buildings, Garages

<http://www.epa.gov/greenhomes/Garage.htm>

Ohio Recycling, Eight Ways to Green Your Garage

<http://ohiorecycling.org/garage.html>

American Gardener, Welcome to the Green Garage

http://www.ahs.org/publications/the_american_gardener/pdf/0601/Green_Garage_54-55.pdf

2.8 Your Yard

Your yard can provide useful environmental benefits, such as providing shade, erosion control, and managing storm water run-off. However, a poorly managed yard (e.g., one that is over-watered and treated with harmful chemicals) can be a drain on resources like water supplies, and cause damage to the local environment and to your home.

This section includes information on ways that you can minimize the environmental impact of your yard. Three general aspects of your yard are addressed:

- Landscaping;
- Pest Control.

Additional sources of information on maintaining your yard are listed at the end of this section.

Landscaping

Landscaping can be a major use of water for your home, and it can have significant impacts on the local ecology. Every LEED-certified home is required to incorporate good landscaping practices during construction, such as conserving topsoil, controlling erosion, and not planting invasive species. Many LEED-certified homes also have less turf grass and more drought-tolerant plant species than conventional homes. These practices reduce the amount of silt that enters local bodies of water and reduce the amount of water that is needed to keep a yard looking attractive.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Replace and repair landscaping - mulch, permeability features.* Many LEED-certified homes include mulched areas. Mulch provides nutrients to plants, helps to retain moisture in the soil, and helps prevent weeds from growing. Replace or add mulch to planted areas when needed. A few inches of mulch to cover the ground is generally sufficient.

Many LEED-certified homes include permeable features that capture water and allow it to infiltrate the ground below. These may include rain gardens, dry wells, swales, cisterns, permeable paving, and other features. Check these features periodically after a rainstorm to ensure that water is properly draining. For example, the porous layer below permeable hardscapes may clog with debris, and could need to be vacuumed. Rain gardens need to be regularly weeded.

If plants die or need to be replaced for other reasons, consider replacing them with native or drought tolerant species. Check with your local university agricultural extension office, botanical garden, or other resource for guidance.

2. *Check for pooling of rain water on property.* Many LEED-certified homes have sloped areas on the property that are graded away from the home or include erosion control measures (e.g., swales, terracing or retaining walls). These features will help prevent water from flowing towards the foundation of the home, helping to keep it dry.

If you notice pooling of rainwater, you may need to hire a landscape professional to re-grade the area to guide rain water away from your home. If your landscaping includes erosion control such as swales, terracing or retaining walls, inspect these features annually to make sure they are in good condition.

3. *Avoid damaging de-icers on hardscapes.* In winter months, shovel or plow sidewalks, driveways, and other hardscapes soon after a snow-fall. This will prevent ice build-up. If you must add chemical de-icers, use magnesium chloride or calcium chloride products instead of sodium chloride or potassium chloride products. All chloride products damage vegetation, but magnesium chloride and calcium chloride are less damaging to concrete and other man-made surfaces. Sand can also be used. Sand does not help melt ice, but it will provide traction.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credits:

- Sustainable Sites (SS) 2: Landscaping
- Sustainable Sites (SS) 3: Local Heat Island Effects
- Sustainable Sites (SS) 4: Surface Water Management

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credit:

- Water Efficiency (WE) 1: Water Reuse
- Water Efficiency (WE) 2: Irrigation System

Pest Control

Pests such as termites, ants, and rodents can damage the structure and cause health problems. These can be controlled through strategies other than the use of toxic chemicals. Long term exposure to such chemicals can be harmful to your family and pets. Preventing pests from entering, or nesting in, your home is the best strategy. LEED-certified homes are often designed with physical barriers that block some of the common entry points for pests.

You can also follow pest prevention measures. In general, pests are drawn to shelter, water, and food. Keeping your home and yard dry and tidy will discourage pests.

Operations and Maintenance Tips

The following general maintenance strategies are highly recommended.

1. *Keep plantings at least 24" away from home.* Don't plant any vegetation within this area, and trim landscaping so that all branches are further than this from the home. Also maintain at least 12" of exposed concrete on all exterior walls between the ground and the beginning of the wood siding. This enables the visual checking for termite pathways from the soil to the wood siding.

2. *Avoid overwatering your yard.* Standing water can attract insects, as can excessive nutrients.

3. *Avoid use of toxic chemicals for pest control and chemical fertilizer.* Insecticides and chemical fertilizers kill pests and weeds, but they can also harm people and pets. If you live in an area with a high risk for termites, consider getting a termite inspection annually. If your home does develop a pest infestation, select low toxicity insect and pest control systems.

Related LEED for Homes Measures

For more information on this LEED measure, please look-up the following credit:

- Sustainable Sites (SS) 5: Non-Toxic Pest Control

Additional Information

For more information, resources, and tools related to maintaining the sustainability of your yard, visit:

U.S. Environmental Protection Agency (US EPA), "*Sustainable Landscaping: The Hidden Impact of Gardens*" presentation

www.epa.gov/greenacres/smithsonian.pdf

U.S. EPA's "GreenScapes"

www.epa.gov/greenscapes/index.htm

http://www.epa.gov/WaterSense/docs/water-efficient_landscaping_508.pdf

The H₂ouse Garden Guide

www.h2ouse.org/gardensoft/index.aspx

The USDA's National Resource Conservation Service

<http://www.nrcs.usda.gov/feature/backyard/>

The Irrigation Association

www.irrigation.org/

Statewide Integrated Pest Management Program, University of California

www.ipm.ucdavis.edu/WATER/U/alternative.html

Part 3

Special Features

See the following pages for operations and maintenance tips for the special features installed in your home

[Template]

Name of Feature

Description

Basic concept of what the feature does, in laymen's terms. (Avoid technical terms, or define them if they are used.)

Benefit

A brief description of the benefit(s) that the feature provides. How does this benefit contribute to one of the credit categories in the LEED for Homes Rating System?

Operation and Maintenance Tips

(List each Operation and Maintenance tip.)

Tip 1. What needs to be done? How frequently must it be done? Is there a particular season or time of year when it should be done?

Tip 2. What needs to be done? How frequently must it be done? Is there a particular season or time of year when it should be done?

Related LEED for Homes Measures

Relevant credit or prerequisite that was achieved by this project

Additional Information

For more information, resources, and tools, visit:

Organization 1

Website 1

Organization 2

Website 2

Part 4

Resources for Sustainable Additions and Retrofits

The REGREEN Program

If you decide to add-on to your home or retrofit part of it, it is important to do so in a thoughtful, sustainable way. This is to ensure that any remodel does not affect any of the green features or systems installed in your LEED-certified home. Ideally, the remodel itself should also be green, to continue in the direction of sustainability set by the original LEED for Homes builder.

The REGREEN residential remodeling program provides a valuable starting point for green remodels. This resource was designed by the U.S. Green Building Council (USGBC) and the American Society for Interior Designers (ASID). It provides:

- Information;
- Case studies;
- A strategy generator; and
- Guidelines.

The program is designed to serve both homeowners and building professionals.

Information on the REGREEN program is available at:

www.regreenprogram.org

Green Home Guide

The people that you hire to do a retrofit or remodel play a critical role in the quality and overall sustainability of the project. It is important to select professionals carefully, especially because different professionals have varying experience with remodeling green homes.

The USGBC created the Green Home Guide resource for sustainability-related consumer resources. This website includes the “Find a Pro” feature which helps you find a qualified green professional in your area.

Green Home Guide is also a valuable resource for learning about, and maintaining, your green home. The website includes:

Know How: Articles, insights and tips from experienced green professionals.

Ask a Pro: Have a green home question? Ask our team of experts.

Residential Programs: Learn about programs that offer green home education and certification

Information on the Green Home Guide is available at:

www.greenhomeguide.com

Part 5

Suggestions on How to Live More Sustainably

This section includes a summary of suggestions for living more sustainably, such as conserving water and energy, reducing waste, and protecting local bodies of water. Many of these suggestions will also save you money. These lifestyle suggestions can be adopted by residents of any home, whether LEED-certified or not. However, several of the lifestyle suggestions overlap the information provided in other sections of this manual.

While the list provided here is a good start, there are countless other opportunities. There are additional resources listed after the table with websites that can provide further discussion of some of the tips in the table, and offer new tips.

Green Lifestyle Tips

| Suggestions |
|--|
| Energy Efficiency |
| Purchase green power (generated by renewable energy) Use ENERGY STAR programmable thermostat Keep unoccupied rooms closed (doors and heating / cooling vents) Keep radiators and vents clear of furniture, rugs, etc. Use occupant sensors for lighting in areas that are used infrequently Use insulated draperies Use energy-saving mode for electronics when not in use, or powerstrips Turn off lights in rooms when not in use Use cold/warm settings for laundry |
| Water Efficiency |
| Take shorter showers Use dish- and clothes-washers only when full Turn water off while teeth brushing Adjust programmable irrigation settings for rainfall Avoid watering landscaping at mid-day Install an automatic shut-off nozzle on garden hose |
| Waste Management |
| Properly recycle gas, kerosene, paint, and other hazardous waste Donate items instead of throwing them away Buy second-hand products, or products with recycled content Use re-usable shopping bags Reduce paper waste (e.g., use cloth napkins) Use unbleached coffee filters, paper towels, etc. Opt-out of junk mailings if possible Find out what can be recycled in your area and recycle these products |
| Indoors and Cleaning |
| Use nontoxic, biodegradable detergents and cleaners Have home tested for radon Buy furniture and furnishings with low VOC content. |
| Food Purchases |
| Grow your own food or participate in community garden Purchase locally grown, and organic food Participate in a Community Supported Agriculture (CSA) program Eat less meat Purchase seafood from sustainable seafood programs |

Green Lifestyle Tips (cont'd)

| Suggestions |
|---|
| Transportation |
| Bike or walk for short trips Use public transportation Carpool and/or run errands in fewer trips Avoid idling cars unnecessarily Regularly maintain cars, other vehicles Purchase carbon offsets from flying or commuting |
| Your Yard |
| Refrain from use of toxic chemicals, insecticides, fertilizers, etc. Plant natives trees and plants Place hardwood mulch around trees and gardens Use composting from kitchen on gardens and landscapes Leave grass clippings on yard to provide nutrients back to soil Add rain barrel for rainwater harvesting |
| Home Office and Study |
| Use electronic format instead of paper as much as possible Recycle paper, used print cartridges, and old electronics Use recycled paper, and recycled print cartridges |

Additional Resources

The following resources can provide further information on some of the green lifestyle tips listed in the table.

Energy Efficiency

The Energy Star program from the U.S. EPA and U.S. Department of Energy:
www.energystar.gov

The Consumer Energy Center from the California Energy Commission:
www.consumerenergycenter.org

Water Efficiency

The WaterSense program from the U.S. EPA
www.epa.gov/watersense/

Waste Management

The National Resources Defense Council

www.nrdc.org/cities/recycling/gelectronicsrecycling.asp

Indoors & Cleaning

The GREENGUARD Environmental Institute

www.greenguard.org/

Food Purchases

The National Resources Defense Council

www.nrdc.org/health/food/default.asp

The Monterey Bay Aquarium

www.montereybayaquarium.org/

The City of Annapolis

www.ci.annapolis.md.us/sustainability.asp?page=13694

Transportation

The Best Workplaces for Commuters program from the U.S. EPA

<http://www.epa.gov/omswww/bwc.htm>

The Pennsylvania American Automobile Association's Gas Watcher's Guide

www.aaapa.org/pdfs/Gas_Watchers_Guide.pdf

Your Yard

The Lady Bird Johnson Wildflower Center

www.wildflower.org

The Plant Native Organization

www.plantnative.org

Home Office & Study

The National Resources Defense Council

www.nrdc.org/land/forests/gtissue.asp

The Forest Stewardship Council

<http://fscus.org/>

The following resources provide additional green living tips:

<http://www.nrdc.org/greenliving/>

<http://www.ci.annapolis.md.us/sustainability.asp?page=13694>

Many local or state government offices, water districts, and utilities provide local or regionally specific recommendations. Contact these organizations or find their websites to discover information specific to your area.

[Template]

Appendix A

LEED for Homes Documentation

The green measures installed in every LEED-certified home must be verified by a third-party verification organization (other than the project team that designed and built your home). This organization is called a LEED for Homes Provider, which includes or oversees the LEED for Homes Green Rater. At the completion of the verification process, these verifiers prepare the following three documents:

- ✓ Project Checklist;
- ✓ Durability Forms; and
- ✓ Accountability Forms.

Copies of these verification documents are included in this appendix.

Insert: LEED for Homes Project Checklist here

Insert: LEED for Homes Durability Evaluation Form here

Insert: LEED for Homes Durability Inspection Checklist here

Insert: LEED for Homes Accountability Forms here

[Template]

Appendix B

Detailed Manufacturer's Info about Products in Your Homes

This appendix includes manufacturers' product information, organized as follows:

- ✓ Indoor Pollutants;
- ✓ The Exterior Structure or Envelope;
- ✓ Interior Durability and Finishes;
- ✓ Lighting and Appliances;
- ✓ Heating, Cooling, and Ventilation Systems;
- ✓ Plumbing;
- ✓ Your Garage; and
- ✓ Your Yard.

[Template]

Appendix C

Photograph Library

This appendix includes photographs of the most important LEED for Homes measures in your home (in terms of operations and maintenance requirements) as well as other relevant construction photos. Most of these photographs were taken by the project team that designed and constructed your home.

Guidelines for photographs:

1. Photos should be date stamped.
2. Photos should not be blurry or distorted.
3. Photos should be arranged in a logical sequence.
4. If possible, LEED for Homes features in photographs should be labeled, as described below.

Label each photograph with the following info:

1. Name of LEED for Homes feature in photograph.
2. Location of LEED for Homes feature.
3. Brief description of feature (one sentence).
4. Brief statement of benefit provided by LEED for Homes feature.
5. Page number where related O&M tip is located in this manual.