



Douglas Construction Group's Continued Commitment to Green Building

We have put tremendous effort and research into our building envelope, insulation package and air quality systems – those that provide direct benefits for our clients, and pay dividends through lower utility bills over time. Our definition of green building is to build a quality home minimizing the impact to the environment, lowering carbon footprints while providing a more comfortable, healthy indoor environment—this philosophy was recognized when DCG was voted Bethesda's Best Green Builder for 2012 and 2014, by *Bethesda Magazine*. And it is an honor that we are proud of.

What makes construction and materials “green”? Recycled, recyclable, non-toxic, sustainable, earth-friendly, energy efficient, low greenhouse gas emissions, good building procedures...**SIMPLY DOING THE RIGHT THING!**

- Previous home (s) razed and recycled—carefully separating metals, concrete, brick, wood, etc.
- Advanced Building Sciences & Framing Techniques that allow for superior insulation
- 2x6 exterior framing coupled with our building science methods to minimize thermal bridging
- 24” on center framing to minimize thermal bridging
- Attention to corner and header framing, minimizing wood and allowing for better insulation
- DOW SIS panels – combines structural bracing, insulation value and water-resistant barrier properties; minimized thermal bridging; reduces potential condensation, reduces mold & mildew opportunities in wall cavities
- Advantech radiant barrier plywood for roof sheathing – reduces heat build up in summer by as much as 20-30 degrees decreasing cooling requirements and loads lowering energy costs.
- Fresh air intake system – controlled thermostat and motorized damper, brings in fresh air allowing for 12-hour turnover; increases indoor air quality

- Insulation – Our homes will exceed local and Energy Star® standards – R-50 blown-in insulation in attic, made of recycled materials, reduces voids and gaps in typical batt insulation. A combination of spray foam and batt insulation is used for the exterior walls to additionally seal against air infiltration and increases walls' values to R-28 (higher R value, seals cracks, voids, eliminates drafts and moisture leading to mold in wall cavities), rigid foam board at foundation walls
- High efficiency gas furnace with humidifier – humidified air feels warmer, allows you to keep temperature set lower
- Appliances are Energy Star compliant
- Drywall – gypsum sheetrock, manufactured by USG, is 99% recycled; the paper backing is 100% recycled
- Kitchen, bath and laundry plumbing fixtures – EPA certified Water Sense®. “Water Sense labeled toilets and faucets have more than 11,000 gallons annually” as stated by the EPA. Low flow water regulators on most fixtures.
- Wired for ceiling fans in some rooms, which can cut air conditioning bills by as much as 40% in the summer, and heating bills by 10% in winter (results will vary)
- Engineered Wood – at I-joist system, LVLs OSB rim board, uses 45% less lumber, and composed of lumber from young, managed forests and lower grade lumber
- Trusses – incredibly efficient wood usage. Made from 2x4s that are structurally equivalent to using 2x12s.
- Subfloor adhesive – no voc, water based
- Subfloor sheathing – Advantech-made with no urea formaldehyde and low-voc adhesives
- Exterior Sealed – all penetrations sealed using expanding foam and 100% silicone caulk; prevents condensation in wall cavities; preventing mold and mildew
- Windows – Anderson and/or JeldWen; window placement to best benefit from sun; Energy Star rated with low E package
- Exterior Doors – double glazed, insulated glass frames insulated and sealed
- Siding – James Hardie fiber cement board – arguable the most durable siding available. Made of recycled materials, reduced exterior maintenance and painting, reducing future use of resources, resists fungal decay and termites. Helps avoid the use of wood and PVC.
- Exterior Trim – made from recycled materials; Miratec; with similar characteristics as the siding benefits

- Decks – Trex & Evergrain decking; made from plastic bags, and pallet and waste wood, making it 100% recycled product
- Steel Beams & Posts – steel contains significant recycled material
- Paints, Primers, Stains and Wood Finishes – voc-free whenever possible
- Interior Doors – made from recycled materials
- Lighting – Energy Star rated lighting used whenever possible, and 50% CFLs throughout
- Garage Door – fully insulated
- HWH – high efficiency gas direct vent, eliminates chance of back drafting
- Carpet – voc-free carpet available
- Concrete – locally produced, containing approximately 30% reclaimed cement in the form of fly ash and slag
- Roughed in for future solar panel option
- Mastic sealed ductwork ensures maximum airflow while saving energy

DGC is committed to continually improve their green building practices. Every effort is used to include all items listed above in each DCG home – it is possible some aspects may not be included, however. Please consult with a DCG representative for additional information.

live THE
DCG DIFFERENCE