

# NGBS GREEN CASE STUDY

## The New American Home 2023



**NGBS  
GREEN™**  
NGBS.COM

### About the Project

**Project Type:** Single-Family New Construction  
**Home Size:** 7,579 sq. ft.  
**Location:** Henderson, NV  
**NGBS Green Certification:** Emerald Level (Jan 2023)  
**Additional Certifications Earned:** NGBS Green+ [NET ZERO ENERGY](#)  
**Website:** [The New American Home](#)

### Project Team

**Builder/Architect:** [LUXUS Design Build](#)  
**Designer:** [By Design Studio](#)  
**Interior Design:** [studio g ARCHITECTURE](#)  
**Verifier:** [Drew Smith & Josh Kane, Two Trails, Inc.](#)  
**Sponsored Products:** Various, coordinated via [NAHB Leading Suppliers Council](#)

### Overview

The TNAH 2023 is a two-story property that features five bedrooms, seven bathrooms, an office, and a two-car garage. This house boasts many luxury features including a spa, game room, fitness room, elevator, multilevel infinity pool, and expansive indoor outdoor living area.

This home is located in an upscale neighborhood of the Ascaya subdivision. The rooftop deck and floor to ceiling windows provide stunning views of the scenic mountains and the Las Vegas strip.

TNAH 2023 earned Emerald-level NGBS Green, as well as the +NET ZERO ENERGY certification. It also earned the ENERGY STAR, Indoor airPLUS, DOE Zero Energy Ready Home labels.



*Photos by Joel Gamble / Klassick Vizion*

### About The New American Home (TNAH)

The New American Home (TNAH) is the official show home of NAHB's International Builders' Show (IBS). For several years, all TNAHs have been built to the rigorous requirements of the National Green Building Standard (NGBS) and have pursued NGBS Green certification by Home Innovation Research Labs. As always, TNAH 2023 features cutting-edge innovations and the latest in building and design trends, products, and technologies.

## The Verifier Voice

*"The truth exists behind the walls." - Achieving an Emerald NGBS Green Certification on a home is more than a piece of paper. It means the home is working as it was designed from the ground up. A third-party has verified that the builder has done what he committed to do and the subcontractors have done their job correctly. Without certification, there is no way of knowing what has happened during the building process."*

- Drew Smith, Two Trails, NGBS Green MASTER Verifier  
Green Master Verifier



## A Better Place to Call Home

*"The 2023 New American Home features a modern, yet bold design that incorporates some of the industry's top trends in residential architecture. It is the most energy efficient home that has ever been built in Southern Nevada, using 16% less energy than it consumes, which is evidenced by its NGBS Emerald + Net Zero Energy and LEED Platinum certifications. We are proud to be leading the design and build of The New American Home in the organization's 40th year. The program's longevity signifies its leadership in residential architecture, innovation, and energy efficiency."*

- Michael Gardner, Owner and Principal, Luxus Design Build

## Green Features/Practices

### Energy & Water Efficiency:

- ENERGY STAR appliances; variable speed pool pump
- 100% LED interior and exterior lighting
- ENERGY STAR-rated tankless water heaters and on-demand hot water recirculating pumps reduces energy loss through hot water delivery
- 20 kW solar array provides home with total electricity generation
- Light-colored exterior finishes; reflects sunlight, lowers surface temperature and reduces energy usage
- Low-e coating and argon gas-filled windows and glass doors limits solar heat gain and optimizes air tightness (avg U-factor of 0.27 & avg SHGC of 0.23)
- Well-insulated exterior walls with framing board insulation, spray-foam, and reflective wall and ceiling insulation (Total R-27)
- EPA WaterSense Certified lavatory faucets (1.5 GPM) and toilets (1.28 GPF) reduces indoor water usage
- Native plants and landscaping, Micro spray, driplines and irrigation controllers installed to reduce outdoor water usage

### Health & Wellness:

- Low-VOC paints, finishes, adhesives and sealants
- Formaldehyde-free and FSC certified cabinets
- MERV 13 space conditioning air filters for excellent indoor air quality
- Lighting controls for optimal comfort
- HVAC system protection during construction prevented dust and pollutants from entering system

