

NGBS GREEN CASE STUDY

Greenwich Condos



About the Project

Project Type: 9-unit condo building

Unit Size: 664 sq. ft. on average

Location: Arbor Lodge Neighborhood — Portland, OR

Performance: NGBS Green Certification — Emerald Level (Aug. 2020)

Additional Badge Earned: NGBS Green+ WELLNESS

Website: [Greenwich Condos](#)



Project Team

Developer: [Marnella Homes](#)

Verifier: [Tyler Moffet](#),
Moffet Energy Modeling, LLC

Architect: [Icon Architecture](#)

Financing: Builder Direct Lending

Overview

Greenwich Condos was the first building to achieve NGBS Green Certification under the 2020 version of the standard. It was also the first building to earn the NGBS Green+ WELLNESS badge, which recognizes buildings that are higher-performing across multiple NGBS practices that are influential to human health.

The 9-unit condo building demonstrates that high-efficiency and healthy features can be provided at an affordable price. The high-quality features included with the Greenwich Condos set the units apart from other nearby multifamily housing options. Priced below \$300k, the Greenwich Condos are well-suited for singles and young couples who want luxury living and easy access to public transit and other community resources.

Green Features/Practices

Health & Wellness:

- ◆ Walkable community near resources, retail, restaurants; reduces auto dependance and carbon emissions
- ◆ Continuously running fresh air fans
- ◆ Low-VOC paints and other low-emission finishes
- ◆ Enhanced acoustical measures to provide a quiet sanctuary
- ◆ Central vacuum in each unit
- ◆ Designated no-smoking areas

Energy Efficiency:

- ◆ Designed to be nearly 40% more efficient than 2018 IECC baseline
- ◆ Tight building envelope (constructed using [AeroBarrier](#)) boosts average air leakage of 1.07 ACH; minimizes incoming contaminants; supports energy efficiency
- ◆ All homes are south-facing for passive light
- ◆ 100% LED lighting
- ◆ 1.95 kW of solar for each home provides approximately 30% offset of homeowner power needs
- ◆ Above-code insulation installed for resident comfort, sound minimization between units
- ◆ High efficiency ducted mini splits
- ◆ ENERGY STAR appliances (Bosch refrigerator, washer, and dryer)

Smart Home:

- ◆ Programmable thermostat, camera doorbell, front door lock, security hub for add-ons

Why is an NGBS Green Certified home a better place to call home?

“An NGBS Green Certified home provides a healthy, comfortable, lower maintenance and more energy-efficient home. It isn't a linear process with some upgraded equipment; it is a holistic approach to building that provides improved livability. Simply stated, it focuses more on the process than the pieces of the building assembly. Many think this process focuses on energy savings, but for us, that is only the bi-product to the main benefits of healthy and comfortable indoor environments.”

- Tony Marnella, Owner, Marnella Homes



About Marnella Homes

Established in 2000, Washington-based Marnella Homes specializes in a wide array of products, from small accessory dwelling units (ADU) to large custom design-build homes, townhouses, and condominiums. Marnella Homes has made a corporate commitment to certify 100% of its homes to the National Green Building Standard (NGBS). Marnella Homes has been recognized as an NGBS Green Partner of Excellence and has also received awards from Earth Advantage, NW ENERGY STAR, and the Portland Metro HBA.



The Verifier Voice

“It was great to see how far Marnella Homes was willing to push for sustainability on this project. The envelope and HVAC system were designed to greatly reduce energy usage, all products and installation were bought with the tenants' health in mind, and water conservation techniques were installed across the project, as well. This project shows that even multi-story apartments can be powered by 100% renewable energy, while maintaining very healthy living spaces for the tenants.”

- Tyler Moffet, NGBS Green Verifier, Moffet Energy Modeling, LLC

