

NGBS GREEN CASE STUDY

The Gladstone



**NGBS
GREEN™**
NGBS.COM

About the Project

Project Type: Single-family "Age in Place" Home

Home Size: 2,444 sq. ft.

Location: Ridgefield, Wash.

NGBS Green Certification:
Emerald Level (June 2021)

Additional Certifications Earned:

[NGBS Green+ WELLNESS](#)

[NGBS Green+ UNIVERSAL DESIGN](#)

Website: [The Gladstone](#)



Project Team:

Developer: [Urban NW Homes](#)

Verifier: [Jacob Hooper](#), [Swiftsure Energy](#)

About Urban NW Homes

Urban NW Homes promises a final product that will be the highest quality home for the money, at every price point. For the last two decades, Urban NW Homes has strived to achieve these goals in all its projects, serving the communities in the greater Portland/Vancouver area. Winners of the 2019 BIA Building Excellence Award and multi-year NGBS Green Partner of Excellence recognition, Urban NW Homes continues to pursue new challenges in developing the most technologically advanced, energy-efficient homes available.

Overview

The Gladstone, in the Urban Downs community, sets a new bar in the creation of healthy, high-performing, and accessible homes. The Gladstone is the first home in Washington state to earn 2020 NGBS Green Certification – attaining Emerald Level, as well as NGBS Green+ WELLNESS and NGBS Green+ UNIVERSAL DESIGN certifications. In fact, it holds the distinction of earning the *first ever* NGBS Green+ UNIVERSAL DESIGN certification in the nation. The features that combine to make this aging-in-place home healthy, durable, and energy efficient give new meaning to the term "welcome home."

Universal Design means the home can accommodate the needs of people of any age or physical ability, and remove any obstacles to the daily tasks of living and working in the home. Without planning for the accessibility needs of residents and visitors over time, stairs can become hurdles, narrow doors a barrier for entry, and bathroom fixtures a painful obstacle. The Gladstone is a "comfort pick" that includes wider doorways, curbless entries, and barrier-free showers – quality of life upgrades with timeless application.

The Gladstone provides savings, efficiency, flexibility, and comfort for residents throughout all the stages of their lives. It offers a contemporary Northwestern architectural style that allows owners to age gracefully in an inclusive environment without the expense of remodeling to accommodate changing needs.

NGBS Green Features/Practices

Universal Design



- Wider halls and doorways, providing easy accessibility in the house
- Curbless entries and barrier-free showers to remove trip hazards and maximize comfort
- Installation-ready wood blocks fitted inside walls for mounting grab bars and similar mobility aides

Wellness



- Smart ventilation system, automating air ventilation to ensure quality and comfort at all times
- EPA Indoor airPLUS label, a guarantee of home air quality
- Cabinets, flooring, and wall coverings that contain low or no pollutants for healthier air

Other Attributes

- Low-flow fixtures, water recirculation loops, and tankless water heater systems use less water
- Energy efficiency practices, products, and systems makes the home almost 30% more efficient than IECC 2018 code
- Sediment and erosion controls and stormwater management to minimize disruption to the local waterways
- Supports "aging in place" with features like no steps from the driveway to the backyard and an ADA compliant guest bath

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

"When someone purchases an NGBS Green Certified home, they know that it was constructed in a holistic and thorough way. A third-party NGBS Green Verifier has tested and confirmed the home is healthier, more efficient, more durable, and sustainable compared to a home built to code. An NGBS Green Certified home is built to the highest standard, and building to the NGBS standard is a better and more responsible way to build."

-Jerud Martin, Director of Construction & Owner, Urban NW Homes

The Verifier Voice

"Urban Northwest has the knowledge, experience, and dedication to really showcase the benefits of green construction....The NGBS Green Certified project at Urban Downs really blows it out the water, being the first 2020 NGBS Emerald certified home in the area, and boasting the NGBS Green+ WELLNESS and NGBS Green+ UNIVERSAL DESIGN badges, DOE Zero Energy Ready Home certification, and EPA Indoor airPLUS certification...I can confidently state that Urban NW is more than just talk, and saying they have the best home on the block; they are able to back it up with third-party certification to prove it."

- Jacob Hooper, NGBS Green Verifier, Swiftsure Energy Services LLC

