



Maintaining the Home

Green Building

Maintaining the Home: Green Building

Specialized homebuilders began constructing resource-efficient, environmentally sensitive homes in the early 1970s. The home building industry coined the phrase “green building” in the late 1980s and early 1990s, turning a movement into a quiet revolution.

The first official green home building program began in the city of Austin, Texas, in 1991.

The Home Builders Association of Metro Denver introduced the first HBA-owned green building program in 1995. Over the years, Built Green® Colorado has become the largest green building program in the nation, with more than 100 members across the state.

Today, new homes are twice as energy-efficient as they were 30 years ago, thanks to cutting-edge green building techniques and technologies available for new and remodeled homes.

Homes built today use a myriad of green building techniques and technologies that:

- Lower operating costs. Homes are equipped with more efficient heating and cooling systems and use less water, resulting in lower monthly utility bills. Improved construction methods better protect homes from rain and ground water and reduce upkeep and replacement costs, while use of recycled materials helps conserve natural resources.
- Reduce maintenance issues. Landscaping uses native or drought-resistant plants and grasses,

and decks made of pressure-treated lumber or synthetic materials need no sealing or staining.

- Increase home value. Homeowners are reporting better resale values with documented lower monthly utility bills.
- Improve environmental quality. Moisture-control products and paints with low volatile organic compounds (VOCs) contribute to a more comfortable indoor environment. Efficient use of materials also helps conserve natural resources.

Nationwide, more than 46,000 homes were built using local green building program guidelines from 1990-2002. In 2003, more than 14,000 green homes were constructed.

Green building is a growing trend among homebuilders nationwide, with 31 successful green building programs now in existence. Eleven green building programs are owned or operated by members or affiliates of the National Association of Home Builders (NAHB) in Arizona, California, Colorado, Georgia, Hawaii, Missouri, New York and Washington.

NAHB’s “Model Green Home Building Guidelines” is a valuable tool for homebuilder associations, builders and developers by establishing minimum green thresholds for resource-efficient, environmentally sensitive home building.

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To develop these guidelines, a group consisting of large and small homebuilders, manufacturers, architects, environmentalists, government agencies and others with an interest in green building were invited to participate in a stakeholders group. Through the work of this diverse group, a comprehensive, practical set of voluntary guidelines is available for the entire home building industry to apply to individual, regionally distinct green home building efforts.

This material was adapted from publications produced by the National Association of Home Builders. NAHB publications can be found on the Web at <http://www.nahb.org>.

*This resource is one in a series on **Maintaining the Home** which include:*

Interior Maintenance

Preventive Home Maintenance Checkup
Make a Basic Toolkit for Simple Home Repairs
Selection and Use of Home Cleaning Products
Discovering the Secrets of Successful Storage

Heating

Furnace Care
Fireplace and Chimney Care

Cooling

Evaporative Cooler
Air Conditioner
Ceiling Fans

Plumbing

Fixing Plugged Sink Drains
How to Unclog a Toilet
Repairing Dripping Faucets

Electrical

How to Set or Reset a Circuit Breaker
How to Replace a Fuse

Appliances

How to Buy an Energy Efficient Home Appliance
Choosing a Water Heater

Maintenance:

Dishwasher Care and Dishwasher Cleaning
Dryer Care and Dryer Cleaning
Freezer Care and Freezer Cleaning
Garbage Disposal Care and Cleaning
Range and Oven Care and Range Cleaning
Refrigerator Care and Refrigerator Cleaning
Small Electrical Appliance Care and Cleaning
Washer Care and Cleaning

Flooring

Buying new carpet
Carpet Care and Cleaning
Wood Floors Care and Cleaning
Ceramic Tile Floors Care and Cleaning
Vinyl Floor Coverings Care and Cleaning

Walls

Selecting and Applying Paint
Wallpaper Selection and Cleaning
Repairing Walls

Furniture

Furnishing Your New Home: Color and Design
Selecting Fabric For Home Furnishings

Exterior Maintenance

Home Exterior

Foundations, Basements and Yards
Exterior Walls, Windows, and Doors

Roof

A Guide To Roofs
Roof Maintenance

Landscaping and Lawn Care

Principles of Xeriscape
Watering Your Lawn

Home Safety

Child-Proofing Your Home
Is Your Home Safe From Fire Hazards?
Smoke Alarms Save Lives
Carbon Monoxide Alarms
Are Your Children Safe From Poisons?
Protecting Yourself Against Burglary

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Conservation

Weatherize Your Home
Easy Tips to Save Money and the Planet
How to Stop Air Leaks Around Windows
Energy-Efficient Heating and Cooling
Indoor Water Conservation Tips
Outdoor Water Conservation Tips

Environment Issues

Green Building
Reduce-Reuse-Recycle: Alternatives for Waste Management
Create a home recycling center
Healthy Indoor Air for New Mexico Homes
Dealing with Mold
Household Hazardous Waste
Hazardous Household Substances: Alternatives That Are Relatively Free of Toxic Effects
Radon

Pest Control

Cockroaches and Their Control
Southwest Insects

Accessible Living

Update your home for a lifetime of living
Vision Loss & Hearing Loss
Hand Dexterity, Strength and Range of Motion
Cognitive Difficulties
Mobility Impairments, Balance and Coordination

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