



# 38TH & KANSAS CONDOMINIUMS



## Project Summary

Go Green LLC refurbished a 1938 duplex of two 700 sq. ft. homes using green building products and practices. "It's a good example of mainstream green, but you can't tell its green by looking at it," states Steve Edrington, President of Go Green LLC. The green improvements mostly focused on energy efficiency and durability rather than on the finishes that some people associate with green building. Many of the points cost little or nothing extra compared to conventional building practices, so adding the third party verification of GreenPoint Rated was an easy, worthwhile investment.

## Green Building Features

### Site Design & Community

- WaterSense dual-flush toilets
- Water and energy-efficient washing machines
- High-efficiency 1.5gpm showerheads
- Native, drought tolerant landscaping

### Resource Conservation

- OSB roof sheathing
- 40-year warranty composition shingle roof
- Cork flooring
- Refinished existing wood floors
- FSC-certified finger-jointed trim

## Residential Renovation

38th Ave. & Kansas  
St. Oakland 94619

**GreenPoint  
Rated  
Existing Home**

**Recognition  
per City Council  
Resolution 81828**

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## Indoor Air Quality

- Microwave hood & bathroom fan vented to the outside
- Low-formaldehyde cabinets
- Low- VOC interior paint, wood floor finish, wood stain, caulk and construction adhesives
- High-efficiency HVAC filters

## Energy Efficiency

- Recycled-content blown-in cellulose insulation
- Insulated hot water pipes
- HVAC system designed to ACCA Manual J, D and S recommendations
- Forced air hydronic heating system
- Energy Star cool roof

## Environmental Savings At A Glance

- 80% recycling of construction waste.
- 95% dedicated LED lighting
- 94% efficient tankless water heater supplies domestic hot water and space heating



"This old house was like a sieve. Now, with better windows and insulation and a cool roof, the energy bills will be very low."

Steven Edrington

## Project Team

**Developer/Contractor/**

**GreenPoint Rater:**

Steve Edrington, CCIM

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Learn More! [www.oaklandgreenbuilding.com](http://www.oaklandgreenbuilding.com)