



Berkeley Climate Action Plan: Tracking our Progress Building Energy Use – Green Building Case Study



Project Name: Seventh Haven Homes

Location: 1411 & 1413 Seventh Street, Berkeley, CA

Building Type: Residential single-family

Square Feet: 2000 square feet, plus garage

Year Built: 2009

Green Credentials: Certified GreenPoint Rated,
Certified Bay-Friendly Landscape

Project Team: Levitch & Associates

Performance Highlights: Residents report reduced energy bills

“To me, green building is about building community.” Maurice Levitch, Levitch & Associates, Developer

Seventh Haven Homes consists of two detached, single-family condominiums on a single lot in West Berkeley. The 2,000 square foot homes mirror one another and share a South facing courtyard that provides generous natural light to both residences. The project is designed to achieve a high degree of energy (60% better than state’s Title 24 requirements) and resource efficiency, occupant comfort, healthy indoor air quality, and transit accessibility. Specific features of the project include:

- Passive solar design including optimal solar access, wall and roof materials composed of structural insulated panels (SIPS) that improve thermal performance, exposed concrete slab flooring for thermal mass and passive heating and cooling.
- Solar hot water system to offset natural gas use
- Bay-Friendly landscaping including permeable pavement and “smart” irrigation controllers
- Deconstruction of existing structure in order to salvage reusable building products

These and several other green features (see below for full list) contribute to a comfortable living environment for the homeowner. The owner also reports “deliciously” small energy bills.

For Levitch and Associates, the project was an opportunity to gain experience with some innovative green building components (such as SIPS) and to demonstrate the benefits of quality, green construction to neighbors and the community. The project was highlighted in several home tours, including the PCBC (formally known as Pacific Coast Builders Conference) “Green Machine Tour” (awarded “Best in Show”) and the Build It Green, GreenPoint Showcase Tour (awarded “Best Custom Home”). The total cost of the project was \$1.6 million (approximately \$300/sf). Lessons learned include making sure to research and take advantage of available rebates, tax credits and incentives early on in the project.

Additional green features include:

- Dual flush toilets, centrally located water heater and insulated hot water lines.
- Low volatile organic compound (VOC) paint and formaldehyde-free cabinets for healthy indoor air.
- High performance windows, high efficiency combined boiler units and radiant heat.
- Fiber cement siding, composite decking with Forest Stewardship Council (FSC) railing and fence material, stained concrete floors and 30% slag Portland cement replacement.

Tracking our progress: Review Climate Action Plan performance metrics at www.cityofberkeley.info/climate