MiGBC MICHIGAN GREEN BUILDING COLLABORATIVE

Project Case Study



Michigan Net Zero Homes LLC

MiNet0-1 (Eastern NE)

Objective: for residential new construction to lead the way in Net Zero homes and to be a catalyst for more Phius projects of all sizes.

Details

- Grand Rapids, MI
- 1,700 sq ft single family home

Certifications

- Phius Zero 2024
- Energy Star
- EPA Indoor AirPlus
- Greenstar v4 Platinum
- LEED v4.1 Platinum
- Pearl Platinum

Results

- Enough solar for the house and two EVs
- Native plants and rain gardens to reduce site runoff
- Reduced maintenance
- Heating and cooling energy use reduced to about 33% of a code-built house
- Carbon emissions reduction of ~450 tons over 30 years
- Water use reduced by at least 50%

Financials

- Latest reduced asking price: $997,000
- $4,800/year energy/fuel savings
- Health benefits due to clean air and water
- Energy resilience benefits (solar/batteries)
- Durability/maintenance benefits
- Native plant & lagom aesthetic benefits

Project Partners

- **Designer & Builder:** Dale Hulst
- **Architect:** Corri Sandwick Architecture
- **Landscape Architect:** Fishbeck
- **Phius Rater:** EcoAchievers
- **Educator & Rating Consultant:** Green Home Institute
- **Flexible Adhesive Study:** Climate Adhesive
- **Insulation:** Koala Insulation
- **LP Smartside and installation:** Lemoine Enterprises
- **Metal roof and gutters:** Buist Sheet Metal
- **PV, batteries, and electrical:** Absolute Solar
- **Plumbing**: Windmill Plumbing
- **Fixtures, HPWH, and appliances:** Ferguson
- **Painting**: Mitten Pro Painting
- **Flooring**: Rivershores Flooring
- **Cabinets & countertops:** Standard Kitchens
- **Mini-split and ERV ductwork:** R&R Mechanical
- **Lumber and truss:** Standale Lumber
- **Landscaping:** Twin Lakes Nursery





"It is our hope to inspire more owners, developers, architects, and contractors to create net zero (or at least net-zero-ready) buildings that will be part of the climate solution instead of part of the problem."

DALE HULST
Michigan Net Zero Homes LLC

MI Net Zero