

## Arizona luxury community receives state's first eco-friendly gold rating from NAHB for new construction

*Scottsdale's Sterling at Silverleaf posts impressive scores in green building evaluation*

By Sterling at Silverleaf

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Scottsdale's Sterling at Silverleaf has become Arizona's first and only single-family new construction project to be awarded Gold-level certification by the National Association of Homebuilders green building program, NAHBGreen. The luxury community is one of fewer than 400 single-family new construction projects in the entire nation to earn the prestigious accolade.

The 12-acre residential development, which conducted its grand opening in November, earned the notable distinction by meeting six categories of green practice set forth by the ICC 700 National Green Building Standard™, a nationally approved four-level benchmark for rating green single- and multi-family homes created in 2007 by the NAHB and International Code Council (ICC). Under the Standard, homes are rated on factors such as lot and site development, origin of building materials, indoor environmental quality, use of advanced building methods, homeowner education and overall resource efficiency. Homes may earn a Bronze, Silver, Gold or Emerald rating, based on their levels of efficiency in the aforementioned factors of sustainability.

The Villas at Sterling at Silverleaf scored an overall rating of 56, which exceeds the goal set forth by the Standard for all new construction homes by 14 points. The Villas are estimated to be 74 percent more efficient than most existing homes today; equating to an approximate \$1,347 in annual energy savings over the typical existing home and \$808 in annual energy savings over a typical new home.

"What's really exciting about this community is the fact that it is the perfect combination of luxury living with cost-effective sustainable features that are in line with global environmental initiatives" said Tanner Luster, President of Luster Custom Homes. "Being the first homebuilder in Arizona to successfully earn a Gold rating with NAHBGreen for an entire community of new residences is the proudest accomplishment of my professional career."

To date, there are only 367 ICC-700 Gold-certified, single-family new construction projects nationwide, making Sterling's accomplishment highly significant not only in the realm of sustainability, but luxury living. Sterling at Silverleaf defeats the notion that sustainability and luxury living cannot exist within the same space. The project, which is noted for its preservation of the Sonoran Desert landscape, also prides itself on the incorporation of advanced energy efficient technologies, including Crestron home automation systems which can remotely control the home's HVAC system from anywhere in the world. The homes are also equipped with Gaco spray foam insulation, which is also currently used by the Department of Defense and NASA.

When compared to a LEED certified new construction project, NAHBGreen builds are more prescriptive to environmental health, as seen by the increased list of line items required to obtain the certification. The ICC 700 National Green Building Standard™ is the first and only residential green building rating system to undergo the full consensus process and receive approval from the American National Standards Institute.

Currently under construction, the first phase of Sterling at Silverleaf consists of 16 single-family Villas and will be followed by sustainably-built estates and luxury condominiums in the second and third phases.

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