

Well House
537 Woodlawn St SE, Grand Rapids, MI 49507
PROJECT PROFILE

LEED V4 BD+C HOLR
LEED Gold
January, 2018

This 1055 sq. ft. single-family home was a complete gut rehab performed by [Well House](#), a Grand Rapids organization that purchases vacant, boarded-up houses and brings them back to life. Consequently, providing these rehabs as homes for the homeless. The interior of the 1890 home was demolished down to the studs. Essentially everything in the house was replaced, with the exception of the studs and the original floor that was refinished. The roof was replaced with an EnergyStar 35-year shingle roof. Gutters were added, as well as low maintenance landscaping that consisted of native plants, stone, and bark.



Well House saw the biggest success with this project as achieving LEED Gold Certification. They found the most challenging part was making an air tight home despite the stone foundations, balloon framing, and crawl spaces to make that endeavor challenging. Well House also learned to navigate through the LEED requirements with this project. When rehabbing this home the original gas lines were found for lighting, which shows the history behind this construction. All the materials that were used in the project were either low or zero VOCs. Not only is the air quality in the home superior, but the project is 48% more energy efficient than the LEED Reference Home. It is estimated that the home's energy bills will be less than \$1200 for the year. This project is an example of the great single-family projects which are emerging in the Grand Rapid area. They are raising the bar for energy efficiency and providing a safe, clean environment for our community's residents.

LEED Facts

537 Woodlawn St SE

Location.....Grand Rapids, MI
Rating System.....LEED V4 BD+C HOLR
Certification Achieved.....Gold
Points Achieved.....67/110

Sustainable Sites.....1.5/7
Water Efficiency.....5/12
Energy and Atmosphere.....30/38
Materials and Resources.....5/10
Indoor Environmental Quality.....10.5/16
Innovation and Design.....2/6
Regional Priority.....3/4

PROJECT METRICS

114.5 Source Energy Consumption (MMBtu/yr)
1890 year built
48% more energy efficient than the LEED Reference Home
\$1192 estimated annual energy cost
2017 year rehab complete