

# BUILDING GREEN HOMES IN NORTHEAST OHIO

“Every spring, another group of young people finishes school and joins the workforce. Within a few years, most will be starting a family. If you want to sell them a home, it better be green because that’s what they will be looking for.”

The speaker is Dave LeHotan of All Construction Services in Brunswick, Ohio.

LeHotan is also a member of the Northeast Ohio Green Building Initiative.

“Young people today have a new expectation about green and sustainability,” he continues.

“They have heard a lot about environmental issues in school and the media, and as a result, they want to live in an environmentally friendly home.”

Bob Perritt of R.J. Perritt Homes in Amherst, Ohio, agrees and positions himself as “The Green Builder.” His marketing materials include a green parrot that helps potential buyers remember his commitment to green building practices.



Copper Creek Subdivision, Amherst, Ohio 44001

Perritt says buyers come in the door looking for energy efficiency. They leave his show homes knowing a whole lot more about sustainability in home building.

“They ask about energy efficiency because that’s what they know,” he explains. “It is the first thing on their list so they ask about insulation and the furnace.

We have answers for those questions, of course, but we also have something in just about every room that will surprise them and appeal to their desire for a sustainable home.”



Dave LeHotan  
All Construction Services

Perritt uses Owens Corning R-60 insulation in flat portions of the attic and R-30 in cathedral sections. The walls are R-15 high-performance batts, furnace 92 percent AFUE, air conditioning 13 SEER and ducts all taped. The homes qualify for the National Association of Home Builders (NAHB) Green Home Building program, which requires homes to be at least 15 percent more energy efficient than other new homes. Using the Owens Corning Builder Energy



**Bob Perritt**  
Builder and Owner  
R.J. Perritt Homes

Solutions Calculator, Perritt determined that his model home is 55 percent more energy efficient.

“When we tell them the utility bills will be at least \$100 a month lower than a home built with standard construction practices in this area, we can usually see a positive reaction.”

LeHotan and Perritt were among the founders of the Northeast Ohio Green Building Initiative. For a while they felt pretty lonely at organizing meetings because few builders shared their interest in green building practices. At the most recent meeting they had plenty of company because more than 250 area builders attended.

LeHotan says builders come wanting the tax credit and certification. “They ask what they need to do to qualify for the bronze level. After they get started and see the impact it has on buyers, they start looking for what they can do to move up to the silver level.”

“Consumers deserve these kinds of homes,” adds Perritt.

Perritt’s green building practices start with site selection and home placement and continue through finishing materials and recycling construction waste. He uses tank-less water heating, flooring made with recycled materials, energy efficient glazing, an efficient floor plan and indigenous landscaping. Open a hall closet and there is a sun tube reducing the need to turn on a light.

## CONTACT INFORMATION

Bob Perritt  
R.J. Perritt Homes  
440-897-5872  
rjp@rjperritthomes.com

Dave LeHotan  
All Construction Services  
330-220-6666, x223  
dlehotan@installed.net

### NEOGBI

The Northeast Ohio Green Building Initiative was organized by the North Coast Building Industry Association and the Home Builders Association of Greater Cleveland. The program is a source of practical green building information and certifies homes in three sustainability levels – gold, silver and bronze. NEOGBI piloted the green building program developed by the National Association of Home Builders. For more information, go to [www.neogbi.org](http://www.neogbi.org).



**OWENS CORNING INSULATING SYSTEMS, LLC**  
ONE OWENS CORNING PARKWAY  
TOLEDO, OHIO, USA 43659

1-800-GET-PINK™  
[www.owenscorning.com](http://www.owenscorning.com)

INNOVATIONS FOR LIVING®



<sup>1</sup>National Association of Home Builders (NAHB) Green Model Home Building Guidelines