

# Building Excellence Awards

## Piercey ADU

<b>Project Name:</b>	Piercey ADU
<b>Category:</b>	Single Family 'Small House' under 900 sq. ft.
<b>High Performance:</b>	No
<b>Manufacturer:</b>	
<b>Submitted By:</b>	Greg Koepf

### Project

1939 Jefferson Avenue  
Redwood City, CA 94062  
United States

### Builder

Green Galaxy Builders  
Michael McCarthy  
2398 Walsh Avenue  
Santa Clara, CA 95051  
United States  
Phone: 408-747-9420

## Design Professional

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Green Galaxy Builders  
Michael McCarthy  
2398 Walsh Avenue  
Santa Clara, CA  
United States  
Phone: 408-747-9420

### Building End Use:

Accessory Dwelling Unit (ADU)

### Describe the end use of the building:

Client and Green Galaxy Builders asked SIPs to be incorporated in the design and construction of this project.

### SIP wall thickness and core material:

6" SIP Walls with EPS core

### SIP roof thickness and core material:

10" SIP Roof Panels with EPS core

**Describe the benefits of using SIPs on this project. Did SIPs help save time, labor, construction costs, or energy?**

Utilizing SIPs on this project enabled a quicker permit because of exceeding the requirements of Cal Green and Title 24. Because the ADU was located in the back yard SIPs expedited the logistics of placement of the panels. All SIPs on this project were completed in 2-days.

**Describe any innovative design elements or structural engineering involved:**

The height of this ADU allowed for a loft for another bedroom.

## Certifications & Specifications

**Certifications:**

**HERS Index:**

N/A

**Blower door test results (ACH50):**

N/A

**Energy use intensity in kBtu/ft2:**

**Describe the HVAC system used on the project:**

HVAC was downgraded by 65%

**Other Energy-saving Materials:**

All windows exceeded Cal Green requirements.

**Energy-efficient products or design features:**

**Solar panels installed:**

5KW solar panels were installed on the roof

**Sustainable materials or design features:**

**Additional comments:**

**Builder, homeowner, occupant testimonial:**

## Files & Photos



**Piercey ADU 1**

Exterior View of ADU



**Piercey ADU 2**

Exterior View of Project

Delete Application