

## 50/10 Houses Aim for a Green Sweet Spot

By D H on Apr. 3, 2012 | Topics: [Energy Efficiency](#), [Single Family](#) | [Comments \(8\)](#)



When a large or expensive home is presented on this site, it's common to get an adverse response from readers requesting that we feature smaller

and more affordable homes. Today, I'm going to take that opportunity to share something called the **50/10 House** developed by **Cellar Ridge Custom Homes** and **m.o.daby design** in Oregon.

A 50/10 House aims for the sweet spot of performance and cost — it's 50% more efficient than local code, and the construction requires a reasonable 10% upfront investment.

## *What makes the 50/10 houses high performance?*

1. RAISED HEEL ROOF TRUSSES W/ R-60 INSULATION
2. HEAT RECOVERY VENTILATOR (H.R.V.)
3. COMPACT FLOURESCENT OR L.E.D. LIGHTING
4. NO V.O.C INTERIOR PAINT FINISH
5. NO ADDED UREA-FORMELDAHYDE TRIM
6. LOW FLOW FIXTURES AND DUAL FLUSH TOILETS
7. NATURAL WOOL CARPETING, MARMOLEUM, TILE
8. AIR SEALING AT FRAMING GAPS AND CRACKS
9. THERMALLY BROKEN 8" THICK WALL SYSTEM: DOUBLE 2X4 FRAMING W/ STAGGERED STUDS AND 1" THERMAL BREAK W/ R-30 INSULATION
10. ENERGY STAR RATED APPLIANCES
11. BAMBOO FLOORING
12. OPEN WEB FLOOR TRUSSES W/ R-38 INSULATION
13. ROOF ORIENTED FOR SOLAR PANEL APPLICATION
14. OVERHANGING EAVES DESIGNED FOR WEATHER PROTECTION AND TO SHADE SUMMER SUN
15. WINDOWS ORIENTED FOR SOLAR GAIN, DAYLIGHT, AND VIEWS
16. DURABLE, LOW MAINTANENCE CLADDING
17. RAINSCREEN AND HOUSEWRAP





This graphic explains what goes into a 50/10 House to make it more efficient than code. There's above-code insulation, heat recovery ventilation, energy-efficient lighting, air sealing in the gaps and cracks, a thermally broken wall system, Energy Star appliances, thoughtful overhangs, carefully placed windows, a high-efficiency water heater, and a mini-split heat pump system.

The homes range in size from about 1,200 – 1,600 square feet and will be oriented to optimize the sun. Roof lines are designed for solar panels, should an owner decide to spend a little more to reach net-zero energy or greater efficiencies.

**Cellar Ridge** and **m.o.daby** are currently offering 50/10 Houses from a starting price of \$190,000, without land anywhere in the Portland metro area, or from \$225,000 with the lot in McMinnville, Oregon.

Though more affordable than custom or architect-designed residential, a 50/10 House is not cookie cutter. Cellar Ridge and m.o.daby, who combined their efforts on the **Morning Sun project**, offer several architectural styles with alternative floor plans. Furthermore, owners have the ability to customize cladding materials and colors.

