

Zero Energy Ready Showcase Home

From Garbett Homes



BUILDER PROFILE:

Built by Garbett Homes
Office: 273 N East Capitol Street
Salt Lake City, UT 84103
www.garbetthomes.com
801-456-2430

Garbett • Homes

HOME DETAILS:

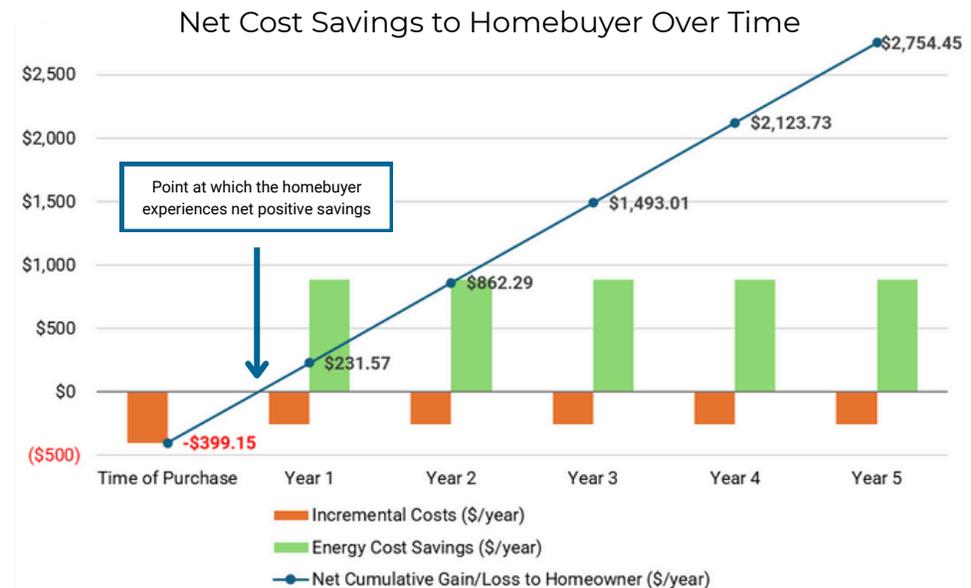
- Located in Salt Lake City, UT
- 1,286 sqft of conditioned floor area
- 2-story townhome
- 2 bedrooms
- 2 bathrooms
- 1-car garage

KEY FEATURES:

- Built to the Zero Energy Ready Home standard
- HERS Index Score: 47
- Air tightness test: 2.7 ACH50
- Insulation levels:
 - R-28 Walls
 - R-60 Ceiling/attic
 - R-49 Framed floor
- Window efficiency:
 - 0.26 U-value
 - 0.3 SHGC
- ENERGY STAR hybrid water heater:
 - 3.75 UEF
- Duct leakage to outside:
 - 5 CFM @ 25 Pa (0.39/100 ft²)
- Stainless steel electric cooking range
- Air Source Heat pump:
 - 12 HSPF, 20 SEER
- ERV: 40 CFM @ 23 Watts, 30 CFM @ 14.8 Watts
- 100% energy efficient, LED lighting
- EV-ready outlet
- Solar-ready

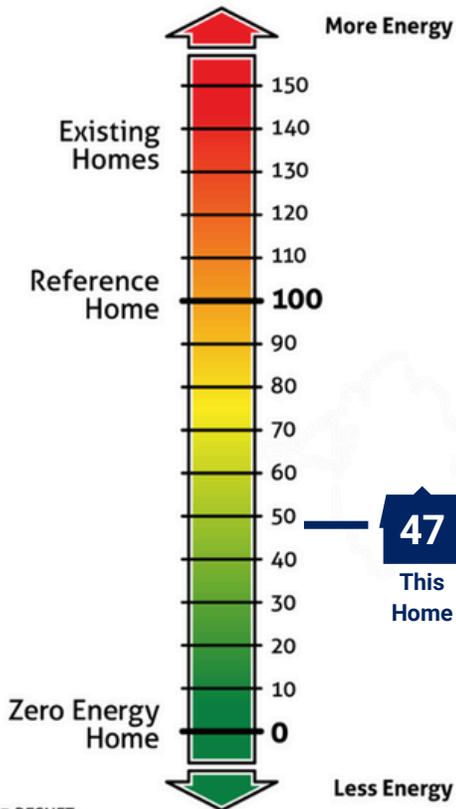
In 2024, Garbett Homes participated in Utah Clean Energy's Low and Zero Emission Housing Innovation project aimed at reducing the emissions produced by our homes and buildings. Through this initiative, Garbett Homes built a highly efficient, all-electric showcase townhome that meets the requirements of one of the country's highest standards for energy efficiency: the U.S. Department of Energy's Zero Energy Ready Home certification. Homes certified to this standard are at least 40% more energy efficient than traditional new homes in Utah. The townhome, built to Garbett's "McEwen" floorplan design, is one of 24 units at the Bishop Place development in Salt Lake City's Marmalade District.

The home utilizes energy efficient technologies, solar-ready infrastructure, and is affordable for homebuyers. Thanks to its ultra-efficient building components, residents will save an estimated \$885 annually on energy costs compared to the average Utah home. Using a simple payback measure (incremental construction cost / annual energy savings), the home would achieve net savings in about 4.5 years. But in actuality, incremental costs are absorbed over time via a higher down payment and increased annual mortgage payments. Therefore, when factoring in both incremental costs and decreased monthly energy bills, the home is expected to generate net positive savings for its residents in only 7 months.



Notes: The analysis assumes constant dollar values and does not account for inflation or fuel price escalation, making energy cost saving estimates conservative. This analysis includes a \$5,000 tax credit through the Section 45L New Energy Efficient Home Credit for this home. As of July 1, 2026, this credit will no longer be available. Without it, the incremental cost at the time of purchase for this home is estimated to be \$899, and time to net positive savings is estimated to be 1.4 years.

HERS® Index



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Rated by: Provident Energy

Garbett has learned how to maximize net savings when building homes to the Zero Energy Ready Home standard. In the construction phase, the showcase townhome required an estimated \$12,500 more to build than the average Utah home. However, only about \$2,991 of this incremental cost gets passed onto the homebuyer, thanks to energy efficiency incentives utilized by Garbett during construction. This included the Federal 45L Tax Credit and rebates from Rocky Mountain Power's Wattsmart New Homes Program. Additionally, by building the home all-electric and avoiding the installation of gas infrastructure, Garbett saved another \$2,100 in the construction phase.

Garbett Homes has earned their reputation as a leader in the building industry when it comes to energy efficiency and sustainability. Their success in marketing Zero Energy Ready homes has demonstrated that energy efficient homes are attractive to buyers, in high demand, and economically feasible as a business strategy. In fact, Garbett has built all of its homes to the Zero Energy Ready Home standard for years while maintaining positive profits and cost parity in the market.

Although deviating from typical building practices can require a concerted effort on the part of builders and contractors, Garbett Homes is proof that it's worth the reward. Garbett has noted that with further grants to offset the costs of building to zero emission standards, they would build even more efficient homes — guaranteeing residents cleaner indoor air quality and reduced energy bills throughout their homes' lifetimes.

As the market for sustainable homes continues to grow, Garbett will remain an example of what other builders should aim for — offering comfort and sustainable design at a competitive price.



Pictured:

- Kitchen
- Living room
- Hybrid electric water heater & heat pump air handler (indoor unit)
- Air source heat pump (outdoor unit)



This home was made available to the public as a model home for touring, boasting a solar-ready, EV-ready, and all-electric design. Complete with a heat pump, energy recovery ventilator, electric cooking range, and electric water heater, the home is only one step away (installing solar) from producing zero emissions. Induction is also available as an option for customers.

Altogether, the home earns a Home Energy Rating System (HERS) Index score of 47, meaning it's 53% more energy efficient than a home built to 2006 International Energy Conservation Code standards.

This initiative was made possible with support from the Governor's Office of Economic Opportunity and the Southwest Energy Efficiency Project. Technical assistance was provided by Resource Innovations.

