

# Norcross Remodel Case Study



## Project Information

**Project Type:** Single-Family Remodel

**Location:** Dallas, Texas

**National Green Building Standard  
Certification Level:** Bronze

**Date Completed:** 2016

**Climate Zone:** 3

## Project Team

**Builder:** Ferrier Builders, Inc.

**Designer:** Sierra Ruiz

**Engineer:** Childress Engineering  
Services, Inc.

**Interior Designer:** Sierra Ruiz

**Verifier:** Fox Energy

## Specifics

The Norcross Remodel was originally a 3-bedroom, 2.5-bath 2500-square-foot home in Dallas. The family wanted to remodel and add-on to their home and do it sustainably, so they looked for a company that would help them meet their goals. The addition of an office/bedroom, 3/4- bathroom and conditioned storage was the perfect solution, bringing the total to a more livable 3601 square feet.

Ferrier Builders has offered energy-efficient options to its customers since 1984, making other improvements along the way. Its previous experience with green building and certification programs like the NGBS and LEED instills confidence in customers.

Ferrier has a team of trained subcontractors and suppliers that understand the high performance homes it builds, and know the level of excellence it expects on every project, no matter the type or size.



“Never stop learning. Codes, technology and trends are constantly evolving. Keeping an open mind and a student perspective is essential in today’s build environment.” - Don Ferrier



*Master suite with reused/salvaged materials*

**Key Features:**

- “Built up instead of out” a second story added without increasing the original home’s footprint on the lot.
- New windows and doors
- Spray foam insulation in walls and roof
- Reclaimed materials in master suite
- New Energy Star appliances
- New low-flow plumbing fixtures
- Galvalume standing seam metal and TPO roofing (both highly reflective in Texas’ hot climate)
- 1-ton mini-split outdoor heat pump and wall unit for upstairs addition
- Solar tubes to aid with natural daylighting
- Tankless water heater

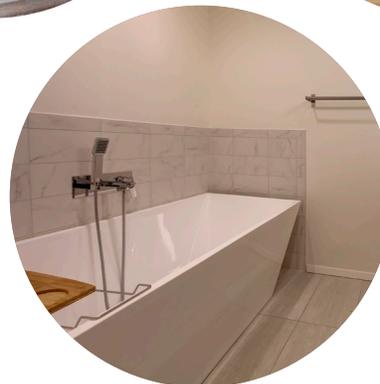


**Other Details**

The home owners loved their neighborhood, but they were quickly outgrowing the existing space with their young, growing family.

Instead of tearing down and rebuilding a “McMansion” (as many were doing in the area), they wanted to maintain the integrity of their existing home, while improving it in and creating more living space.

The result is a home they take pride in and say is “very them” - true to their values of sustainability and thoughtful design. They hope it serves as an example in their community of the potential that lives in existing homes and how a home can change over time.



*All information in this case study was provided by one or more members of the project team.*

*For information on certifying your project to the NGBS, visit [homeinnovation.com/green](http://homeinnovation.com/green)*



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