


Auburndale Builders

PUTTING TODAY'S BUILDING SCIENCE
TO WORK BUILDING HIGH-PERFORMANCE
HOMES FOR THE FUTURE.

AUBURNDALE BUILDERS SPECIALIZES in attaining High-Performance home standards for clients seeking the utmost in energy efficiency, comfort, livability and structural resilience. Using a combined awareness of advanced building science and complementary architectural design, Auburndale Builders is at the forefront of a progressive and environmentally adaptive venture geared toward creating the High-Performance homes of tomorrow.

It all started 10 years ago, when the company's founder, Nick Falkoff, became interested in "green" building. Though initially unfamiliar with the techniques and terminology thereof, through his association with the NAHB 20 Club, Nick soon familiarized himself with the intricacies of the field.



PROJECT: Net-Zero house in Newton, Mass.
BUILDER: Auburndale Builders
ARCHITECT/DESIGNER: ZeroEnergy Design

“Our goal was to create a home with a zero-carbon footprint — and one that we could age gracefully and comfortably in through retirement and beyond. We wanted to work with local builders and architects. As we researched, we were very surprised at how few architectural firms and contractors were building Net-Zero houses in the Boston area.

“Auburndale Builders understood our commitment. You must have faith and trust in your builder, especially when using groundbreaking technologies. It became clear to us that we were in good hands.

“Our thanks to the wonderful team of professionals who together made our dream house a reality.”

— CLIENTS LAURA AND DAVID LESTER



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This Net-Zero house was designed by Stephanie Horowitz and Matthew Genaze, and engineered by Jordan Goldman (mechanical design). They have done a number of these homes and know how to balance visual appeal with high energy efficiency. Besides triple-glazed European windows and airtight ductwork, one of the most important properties of a zero-energy house is its southern orientation, allowing an abundance of natural sunlight to stream through the home.

“Auburndale Builders was a pleasure to work and collaborate with on a High-Performance custom home they constructed in Newton, Mass. The finished home is meticulously well crafted, inside and out, and exceeded our airtightness requirements. Nick Falkoff, the owner, assembled a highly qualified team to execute the project. Ryan McCarthy, the project manager, was punctual with RFIs, so we didn’t have to put out fires, and he helped to ensure his carpenters and subs adhered to the design document. Zen, the lead carpenter, contributed beautiful craftsmanship and attention to detail. The team studied our details and either executed as desired or asked insightful questions about the work ahead. Auburndale Builders has a solid understanding of the construction details and systems of a super-insulated, High-Performance home and share our passion for this method of design and construction. With the project successfully completed, we have started our next project and look forward to more to come.”

— STEPHANIE HOROWITZ, AIA, MANAGING DIRECTOR OF ZEROENERGY DESIGN

From left to right: Project Manager Ryan McCarthy and ZED Architects Stephanie Horowitz and Matt Genaze work out the details with Lead Carpenter Zen Saito.



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An invisible advantage is the airtight layer and extra two layers of exterior "outsulation." You can stand next to any window and never feel so much as a draft.

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"This project is the home of an artist who wanted an upstairs space with excellent natural lighting — not just on the walls but in the form of a skylight above. Contrary to misconception, skylights do not have to be the proverbial energy waster. If the skylight is oriented to a southern or western exposure, a triple-insulated, high-performance skylight like this one will not only bring in more heat than it loses but will also retain that incoming energy much

longer. After we had hosted a tour for a local environmental group, we received an Environmental Leadership Award. Today, we are reaching out to educators so they can inform their students about this exciting home-design concept and the enormous opportunities that lie ahead. In short, we're happy to show as many people as possible that we are building the houses of the future, today!" says Nick Falkoff.



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Award-winning Net-Zero home in Newton, Mass.

Net-Zero homes are so well insulated and energy efficient that they produce as much renewable energy as they use from the electrical grid over the course of a year, leaving occupants with a net-zero energy bill.



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PHOTOGRAPHER: STUART BERNSTEIN

Frost-protected shallow foundation.



Air barrier taped and sealed.



A blower-door test to assess airtightness.



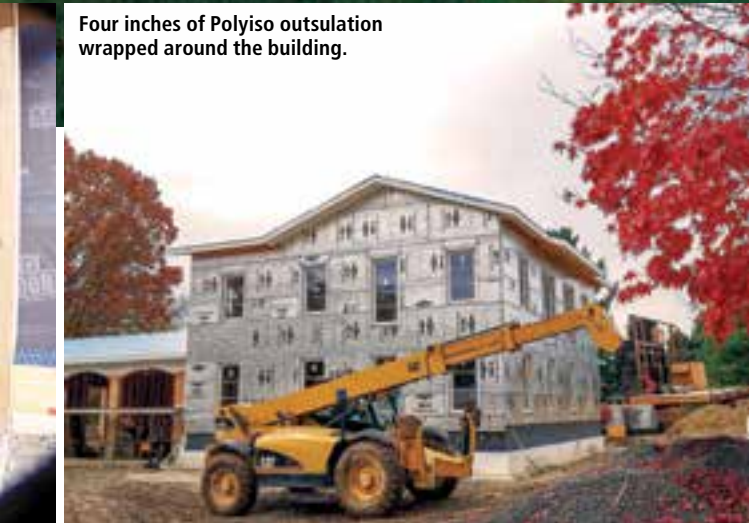
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This High-Performance HVAC system supplies fresh air to all rooms while exhausting stale air outside. This system recovers more than 80 percent of the energy contained in the heated and cooled air being exchanged.



Four inches of Polyiso outslulation wrapped around the building.