



the cedar house
sport hotel

Green Building and sustainability are not just catch phrases; it is the way our society - today and in the future- will need to operate in times of resource scarcity and economic necessity.

- Sue Duerksen, President
Sierra Green Building Association 2006 www.sigba.org

The Cedar House Sport Hotel promotes Green Design and Sustainable Development. We understand that design decisions can have a profound effect on the environment for generations to come. Environmentalism is a mindset that starts first with choice, followed by action and life practices.

We here at the Cedar House Sport Hotel want to ensure that our children and grandchildren are passed on a better, more livable planet. All of us must take steps now to help bring positive changes in the way we build and in the environment which we all live.

The following pages are a case study pertaining to the Green Building methods used here at The Cedar House Sport Hotel. We welcome your questions.

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2006 Regional Green Building Case Study Data

Project: Cedar House Hotel , Truckee CA

Owner: Jeff & Patty Baird

Size: 42 Rooms, 21,000 sq ft

Designer: Ken Meffin, Rough & Ready, CA

Date of Construction: 2004-2006

Builder: Owners: JB Construction, Grass Valley, CA

Site characteristics or focus during construction or remodel:

When property was purchased by the Bairds in the 1980's , it had an existing partially completed foundation from a previous owner. They modified the existing foundation by popping it out to integrate old design with the new design.

At the time of the original purchase, there was a building moratorium in the area and it wasn't as nearly upscale as it is today. The original intention was to have a "European Hostel- Like" structure where young people could congregate. Once the moratorium ended and the area began attracting a higher-end clientele, they decided to raise the caliber of the hotel.

The Bairds' long history of building development has always centered upon green building including a conscious effort to incorporate energy and water-saving features and measures.

Building Construction Type:

Stick frame construction with fiberglass insulation.

Site Use and & Protection Measures Before & During Construction (LEED Cat I):

One year before construction owner completed grading, drainage and construction of a retention pond in front of the structure; so all of the run-off water was retained on-site

Outdoor & Indoor Water Efficiency Measures in Project (LEED Cat II):

Water draining off green roof goes through gutters down a hanging chain to the landscaping below. The landscaping is sloped so that the runoff water helps water the landscaping due to the outward facing slope.

Energy Efficiency & Renewable Energy Measures Used in Project (LEED Cat III):

Wood -framed Low-E and solar tinted windows

Every light fixture on the property is fluorescent or low voltage; no incandescent lights

All lights have photo sensors and timers on them

Cellulose insulation in the ceilings and blown-in fiberglass in the walls



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Space & Water Heating Systems:

The buildings are designed so that everything happens from the center of each building. As a result there is no plumbing on exterior walls for saving energy and freeze protection.

The hotel uses a Rinnai tankless boiler system. Due to the design of the building there are very short footage runs from each hot water heater to each showerhead. Each building has 3 instantaneous hot water heaters for the potable water system and one Bideras instantaneous heater for the hydronic space heating system.

They were originally concerned when designing the system that the instantaneous hot water heaters may not keep up with customer hot water demand, especially due to the very cold water coming in from the street. So in order to help out the instantaneous domestic hot water heaters, the system was designed to come through a water jacket on the hydronic floor system holding tank before proceeding to the hot water heaters. This design allowed the temp of the incoming water to be heated up to a luke-warm temperature before entering the Rinnai instantaneous heaters, helping lessen the cold temperature extremes the heaters had to heat.

The Rinnai system allows each tankless water heater to “talk” to each other heater as the demand on them increases or decreases. This is an extremely energy efficient system which currently runs off natural gas, but at any time can be converted over to solar hydronic.

The hydronic in-floor heating system provides a minimum level of heating for both the hallways and each room. If a customer wants more heat in a room, a secondary ceiling mounted fan-powered hydronic system picks up the slack. Within moments of turning up the in-room thermostat, the secondary system has adjusted the room temperature to desired setting.

Green Materials & Green Measures Implemented in Project (LEED Cat IV):

Green Roof over reception/check-in area

All of the cedar exterior siding and logs came from a re-forestation project and was milled in Camptonville, CA by Moonshine Reforestation

Indoor Environmental Considerations Used in Project (LEED Cat V)

Everything used in all the interior spaces was installed and the doors of the building were left open for over a month to allow everything to outgas prior to occupation.

Low VOC carpeting and draperies

Richlite paper-based countertops

Very nice plywood cabinets

Wall mounted toilets and free floating cabinetry allow for quick and easy cleaning of the bathrooms without mold concerns.

Subjective Evaluation/ Design Considerations (How well does the structure achieve its design goals- what would I do differently next time?):

All in all, it is quite obvious to the casual viewer that the Baird's spent quite a bit of time agonizing over the details of this exceptional project. At this point in time they are very happy with the outcome.

I am in full agreement; this hotel is an exceptional display of what can be done if you find the appropriately qualified team of designers and engineers and you allow them to spend the required time to work out all the details. I was overwhelmed by the attention to detail. If you haven't had the opportunity to visit this hotel, you are definitely missing out on a prime example of green architecture.