

### **SMS Home Design Criterion**

The design criterion outlined below are for the construction of residential home-sites in the SMS Community. "Home site" is defined as a .25 or .75 acre 'development envelope', and a share or private ownership of community conservation acres. The 'development envelope' can host a single-family or duplex residence, or cluster of up to three small dwellings and garage/workshop/storage structures associated with each. Due to slope or special topography, some sites may have 'land sensitivity' criterion or specific restrictions that are not listed below. "Community conservation acreage" is defined as land outside the development envelope, which will be preserved or maintained as pasture, gardens, orchards or forest, undeveloped, and in common use and under common stewardship of the SMS community council.

- Combined square footage of permanent structures within each development envelope must not exceed 3,500 square feet. This includes garages, storage structures, workshops, and any residential structures.
- Each well will be in shared use. Exceptions will be granted due to flow rate, permitting issues or technical difficulty, and must be reviewed by the design review council.
- Whenever possible, homes shall be designed and sited for maximum solar gain, and will minimize windows on all but the southern side of the home.
- Blower door test will need to rate less than 1.5 changes per hour
- Rainwater harvesting, for garden irrigation, animals, etc. must be incorporated into site and house design.
- Tree removal for site preparation and grading must be minimal, support solar gain and be reviewed by the SMS Design Council.
- Driveway substrate may utilize enzyme road bond, gravel, or chip and seal.
- Metal, tile, slate, thatch, cedar and green roofs are encouraged. Roofing materials that contain asphalt or petroleum derivatives are prohibited.
- FSC certified or locally sourced wood, recycled and re-purposed materials, clay, cob, cordwood and natural building materials are encouraged. Aluminum and vinyl siding are prohibited.
- Utilization of geothermal or radiant heating/cooling technologies, as well as passive cooling and wood burning stoves is encouraged. Heating and cooling technologies **cannot** include exterior compressor units, or exterior whole house wood units.
- Whenever possible, construction materials, finishes, paints, etc must be environmentally benign and responsibly sourced.
- Construction waste must be contained in a dumpster or waste container and responsibly removed from the site.
- Ecologically responsible termite and insect prevention are encouraged. Use of pollutants or pesticides is prohibited.
- Final overall design of home and land use plan must be approved by SMS design council.

### **SMS Land Stewardship Criterion**

All criterion outlined below are presented as a means of putting basic parameters in place that support the well-being of our beautiful land and all its inhabitants. Using the processes of dynamic governance, criterion may be added as deemed necessary by the SMS community council.

#### Within the Development Envelope

- Total square footage of permanent structures must not exceed 3500 square feet, including residences, workshops, garage, studios, sheds.
- Use of pesticides, chemical fertilizers, herbicides, harsh cleaning products including ammonia or bleach is prohibited. Inoperable vehicles or machinery must be removed from site or contained in a garage or shed.
- Areas cleared for any purpose must be re-seeded with SMS council approved greenery in order to avoid erosion of soil and mud.
- Homes may be rented with SMS community council agreement.
- Garbage, refuse and recycling must be properly contained and disposed of in the community waste and recycling containment area.
- Garden or lawn irrigation must utilize rainwater harvesting.

#### On Community Conservation Land

- Tree, shrub or greenery removal must be agreed upon by SMS community council.
- No permanent structures may be erected without SMS community council agreement
- Grazing of animals is permitted, however fencing parameters must be agreed upon by the SMS community council.

- Grazing animals can include goats, sheep, llamas, alpacas, horses, donkeys, chickens. Raising of pigs is not permitted.
- Ponds may be installed with SMS community council agreement.
- Trails through forested or pastured areas will be maintained with guidance of the SMS community council.
- Gardens for vegetables, flowers, herbs or medicinals may be installed only in existing pastured areas with SMS community council agreement.
- Forested or succession areas may be planted or cultivated according to permaculture design and with SMS community council agreement.
- Garden irrigation must utilize rainwater harvesting.
- Use of pesticides, herbicides, and harsh chemicals is prohibited.
- Hunting is prohibited.
- Recreational ATV use is prohibited.
- Use of vehicles, other than on designated driveways or roads, is prohibited.

### **SMS Residential Community/Questions for Potential Homeowners**

1. Do you agree and feel good about using Blue Ridge Energy Systems as a contractor?
2. Are you clear about the development envelope and other boundaries on your lot/survey?
3. Describe your relationships with other SMS community members, within and without the residential community.
4. What do you expect from residential life at SMS?
5. What do you feel you have to offer the community?
6. What does community mean to you?
7. Have you read all of the covenants and by-laws?
8. Have you owned your own home before?
9. Have you ever lived in the "country", the mountains, off the land...?
10. When do you plan to start building?
12. Have you ever built a home before? How familiar are you with construction/the building process?
13. Are you familiar with BRES and their building science approach?
14. Do you have a home to sell?
15. Will you need financing? Have you secured your financing?
16. Do you understand the role of the SMS Community Council/HOA?
17. Have you budgeted for increases of SMS Community dues or special assessments?
18. Do you understand the relationships between the residential community, The Learning Village, and the other aspects of the SMS vision and mission?

HERE IS A GENERAL LIST OF QUESTIONS FOR ANY CONTRACTOR BUILDING AT SMS...Please submit answers with final plans and specifications to the SMS Community Council

- . Are you using copper, PEX or PVC pipes for plumbing?
- . What are the R values of your walls, roof, and windows?
- . Do construction estimates include passive solar design and orientation?
- . Do construction estimates include septic systems and shared wells?
- . Do construction estimates include excavation and driveways?
- . Do construction estimates include rainwater reclamation/harvesting?
- . Do construction estimates include allowable HVAC systems? (ie, geothermal, radiant, or non mechanical systems- NO EXTERNAL COMPRESSORS ie min-split or air source heat pumps, or NO EXTERNAL whole house wood burners)
- . Do construction estimates include non-petroleum based roofing? (ie metal, tile, slate, thatch, living/green roof. NO ASPHALT SHINGLES)
- . Do construction estimates include all permitting fees- erosion control, septic, well, building permits?
- . Do construction estimates include design work, engineering fees and consultation work?
- . If working with a designer or an architect, have they submitted completed home plans to an experienced contractor in this area who has committed to a build out at \$ per sq ft, including all of the above mentioned costs?
- . How much of the contractor's building product is locally manufactured or purchased locally?
- . Does the contractor offer any warranty or assurances for his work, ie, is he a local resident that will be available (and still in business) to assist in the future with things that malfunction or need repair, as is often the case when using new materials and methods which haven't been time tested?
- . Does the contractor employ a full time staff, able to address all construction, electrical, plumbing, roofing etc, or will they be subcontracting labor? If so, what and whom? this is IMPORTANT- traffic in and out of the property, day laborers, accountability)
- . Does the contractor have homes built locally, with a track record of at least 10 years? Are residents /clients available for questions and commentary?
- . Will the contractor be using sustainable and socially responsible labor practices- ie paying a living wage to workers, health insurance, and offering long term employment?

None of these questions is meant to 'disqualify' or 'say no' to a contractor who will be building at SMS. They are a means with which to create clarity and educate folks in our community who are working with them, and will be living in or near their finished product, as to what they are agreeing to participate in from an ethical, ecological, financial and practical perspective. We hold that this list will help create a satisfying, harmonious building experience for us all!