



## Frequently Asked Questions

What are the first steps I should take to consider an IC Green structure?

### Step 1: Determine your site accessibility.

In order to have an IC Green unit installed on your property, the site must be accessible by forklift, crane or helicopter. To confirm this requirement, a local crane operator will be able to assess your site for access and provide you with the appropriate information if this is a viable option. To find a local crane operator in your area consult the yellow pages or Internet. You may also contact us to assist you in finding you a local operator in your area.

### Step 2: Understand your site conditions.

You need to know what the lay of your land is. Does your land slope and if so, what is the grade of the slope? Is the terrain rocky or have loose soil? Is your land in a potential landslide area? All of these questions help to define the ease or difficulty of placing an IC Green structure on your property and what kind of foundation will be required.



### Step 3: Define your structural needs.

After determining your accessibility and understanding your site conditions you will want to determine the amount of space (square footage) that will meet your needs and what you plan to use it for (ie: office, studio, guest house, home expansion, complete home etc.). This information

will help narrow down your choices in deciding what IC Green structure is right for you.

### Step 4: Understand what you will need for a foundation, utilities and permits.

Your site defines what you will need for a foundation as well as how you will bring in utilities to your IC Green structure. When you apply for a building permit, typically the permitting office will want to see the foundational engineering requirements and the structural engineering requirements. IC Green provides the structural engineering requirements as well as the architectural plans for your home. You will need to contact an engineer in your area to assess your foundational requirements. In some cases we can assist with the foundation engineering and other work pending the location.

## Price

### What is the average cost per square foot for each model?

Each IC Green unit costs \$100 a square foot for a finished shell. This excludes all cabinets, plumbing fixture, electrical fixtures, and HVAC equipment. Any upgrades or custom finishes will determine the cost beyond \$100/sf. IC Green will work with you to provide you the space you need within your budget.

### What is included in the price of an IC Green unit?

The price of an IC Green unit includes the finished shell from above the foundation, below the roof and between the exterior walls. All site preparation, foundations, utilities and permits, delivery & setup are additional costs.

### Does the listed price for each model include land, preparation and foundation?

The price for an IC Green unit does not include the land, site preparation, or foundation.

### Does IC Green offer financing?

Presently IC Green does not offer financing, however, we do have several institutions that may review financing options for you.

### Can I lease an IC Green structure?

Yes, IC Green will lease units. Tell us your needs and we will discuss our leasing options.

### Are tax incentives/rebates available for IC Green units?

If incentives are available IC Green will source tax incentives and/or rebates based on location and use.

## Delivery and Installation

### Are delivery and installation costs included?

Delivery and installation are priced separately from the purchase of an IC Green unit due to the various delivery and installation options and distance for each unique location.

### What is the cost of delivery and installation?

The cost will vary depending on the location and accessibility of the site.

### How do I find out about the cost of delivery?

If you provide us with your address including zip code we can provide you with a delivery estimate.

**How do I know if my site is accessible for a forklift, crane or helicopter?**

To confirm this requirement, a local crane operator should be able to assess your site for access and provide you with the appropriate information to ensure this is a viable option.

**How do I find out about the cost of off loading the unit once it arrives to my site?**

Once you have verified if your site is accessible by forklift, crane or helicopter by contacting a local crane company, they will be able to provide you with a quote.

**What do I need to do at my site before an IC Green Structure can be installed?**

Our units require the same permitting and site preparation process as any conventional home or structure.

Permitting applications need to be submitted to your local building department for approval before installation can begin. We recommend contacting a local builder to help you with this process, along with any foundational grading, utilities and tie-ins needed for the structure.



To assess the quality of the land you will need a Soils Report for the location you intend to put your IC Green structure on. To do this you will need to hire a geologist/soils engineer. Once this is complete you will then know what type of foundation is required.

Once you have begun your foundation you will then need to contact your utility companies to provide you with your utilities (water/electric/phone/septic or sewer/gas). A contractor can help bring these utilities to your structure.

These are the typical steps for any structure that is to be built. While this seems like a lot, please don't worry, IC Green will help guide you through the entire process.

**Can IC Green containers be shipped domestically or internationally?**

Yes, IC Green units can be shipped both domestically and internationally. We recommend obtaining a shipping estimate including any custom or importation costs before your purchase.

**What mode of transportation can IC Green containers be delivered by?**

IC Green units can be delivered via land, air or sea.



**Structural Options**

**What comes standard with an IC Green structure?**

The first level is a finished interior and exterior shell with plumbing and electrical roughed in. The next level would include everything from the first level with your choice of options including electrical and plumbing fixtures and cabinetry.

**What options are available to upgrade?**

There are upgrades available on all IC Green units. We can provide options for solar energy, radiant flooring, interior finishes, roof options, and much more. Please contact us to discuss your needs.

**Can we customize are own unit?**

Absolutely, once you have paid your \$500 deposit to reserve your unit, our team will work with you to begin designing and customizing your unit to your liking.

**Can you do multiple stories?**

All IC Green spaces can be designed to suit your needs. Multiple storied units are possible with the appropriate engineering.

**Is a carport available?**

Yes.

**Can IC Green structures be used in cold climates?**

Yes, however additional insulation will be required.

## Interior

### What are the options for interior paint colors?

IC Green units come with an array of standard colors. Custom colors can be applied for an additional cost.

### What are the wall finishes?

The interior walls utilize finish grade plywood with a clear/stained or painted surface. Paints and stains are No or Low VOC.

### What kind of insulation is used?

We use a combination of Wool Batt and Bio Based foam insulation in our IC Green structures that meet all of the insulation requirements of Title 24. Title 24 is an energy code that buildings have to comply with and requires insulation of R30 in the roof and R20 in the walls and floor.



### What is provided for plumbing?

Our team will either provide rough-ins where the piping is capped off outside of the finish surfaces or we can finish plumbing completely for an additional cost.

### What is provided for electrical?

IC Green will provide an exterior breaker panel for your utility connection and all interior electrical switches and outlets. Lighting locations are capped off and ready for fixtures to be attached by your electrician.

### What kind of door and window hardware do you use?

We use custom grade hardware for doors and clear anodized aluminum hardware for windows.

### What is the standard type of flooring used?

The floors come with a marine grade plywood that is sealed leaving a natural finish. Customization is possible including other wood types, tile and marble. These options would be installed once the unit is in place on your property.

### Is radiant floor heating an option?

Yes.

### Does the cabinetry contain formaldehyde and is it FSC certified?

In keeping with IC Green's commitment to the environment, no formaldehyde products are installed in our units. We recognize all forms of environmental and sustainable certifications and FSC (Forestry Stewardship Council) certification can be achieved if desired.

### What is the cost of LED lighting and how is it installed?

LED lighting is a premium lighting option as LED fixtures cost more than traditional incandescent, fluorescent or halogen fixtures. However LED lighting uses considerably less energy and can save money in the long run. LED light fixtures would be installed after your IC Green structure is in place on your property.



### What type of plumbing is used (PEX or copper)?

Currently we utilize copper, however we will be transitioning to PEX (cross linked polyethylene) which offers more long-term durability.

### Is the in-floor heat system solar, gas or electric?

In-floor heating is determined by how you choose to heat your hot water. Solar, gas or electric are all options.

### Is air conditioning an option? What kind? How is it installed?

Yes. With our standard unit we provide heating and air conditioning by utilizing a split heat pump system. This is an air conditioner compressor that is outside and a wall hung unit inside that provides the fan for heat during the winter and cooling during the summer.

### Can I install my own kitchen or bathroom?

Yes, our units come ready for cabinetry, you can install onsite or we can install prior to shipping your unit.

## Exterior

### What kind of roofing is used?

IC Green roofing options range from what is provided with a standard container to steel grating roofs to Green living roofs. Roofing options are based on your needs and vary in price.

### What type of leak protection is used on the roof?

Our roofs are made of built up foam which provides a slope for drainage and insulation for the roof. We then seal the foam to protect it.

### What kind of windows do you use?

IC Green uses a combination of dual glazed and single glazed, all of the glass is tempered.

### Can double-pane glass be used?

Yes, we use a combination of dual pane glazing and single pane glazing. The dual panel is for all operational windows and sliders. The single pane is for smaller, architectural elements.

**Can wood paneling be added to the exterior for look & texture?**

Yes, please contact us to discuss your needs or questions.

**Can vinyl windows and sliders be installed?**

In keeping with IC Green's commitment to the environment, we use aluminum instead of vinyl. Vinyl is not a very earth friendly product and we try to stay away from using it. Aluminum is a highly recycled and durable product.

**What type of metal is used on the exterior walls of the container? Is there any preservation used on the metal? Are the containers inherently resistant to break-down?**

The metal on the exterior walls of the containers is Corten steel. Corten steel is a very durable, weather resistant material that has a very long life span. Beyond that the Corten is then coated with a two-part epoxy sealant making the exterior even more durable and weather resistant.

**Do you offer custom colors for exterior walls and windows?**

Yes, IC Green units can be designed to match any paint color.

**Foundation**

**What foundations are necessary for an IC Green structure? What are the requirements?**

Because each site is unique, foundation requirements depends on your site conditions. Typically, an IC Green space can be set temporarily on gravel and permanently on concrete slabs, piers,



stem walls, retaining walls and other foundation options typical to a standard home.

**How do I determine what kind of foundation I need for an IC Green structure?**

Soils report from a geologist will determine the extent of the foundation work needed. Then an engineer will use that information to provide the foundation that you need for the IC Green structure.

**Construction and Manufacturing**

**How long does it take to get a structure?**

IC Green units are manufactured in approximately 1-4 months depending on size, the extent of customization and where the structure is being delivered.

**What is the container made of?**

Each IC Green unit is made with Corten steel which is designed to preclude the need for painting. Corten steel is also designed to increase the resistance to atmospheric corrosion compared to other unalloyed steels.



**Do you have a crew to install the units?**

An IC Green certified crew installs the unit once the site is prepared and foundation is in place. We can also provide an onsite supervisor to assist your crew if needed.

**Are the structures new or are they recycled/used?**

IC Green uses recycled containers; each one is inspected individually for structural integrity prior to being used.

**What is involved in the construction of an IC Green structure?**

Our structures go through a similar process that a typical home would go through for building.

**Do you build the containers to meet snow load requirements?**

Our containers can be built to meet snow load requirements should you need them.

**Aside from windows, can alternate air intakes be installed?**

Yes, we provide an air exchange system.

**Are units furred out with metal or wood studs?**

Presently we use wood studs throughout the interiors of our units. We use a FSC (Forestry Stewardship Council) certified material.

**How long will a container building last?**

Our structures should last indefinitely if well maintained. This includes keeping your structure painted.

## Permits

### Do I need a permit for an IC Green structure?

In most cases a permit is required. We recommend contacting your local building department to determine the requirements in your area.

### Do you provide the permits for the structure?

No, each structure and location is different. We will provide you with all the information you need for the permitting process but it is your responsibility to obtain the permit.

### What is involved in the permitting process?

Because each location is unique, we recommend you work with your local building department to determine the individual requirements of each location.

### What do permits cost?

Each structure and location is different and the fees vary. We recommend contacting your local building department to determine the timeline in your area.

### How long does it take to get a permit?

Each jurisdiction has varying processing times.

### How do I find out more about permitting?

We recommend contacting your local building department to determine the requirements in your area.



### What are the possible challenges in acquiring permits for IC Green homes?

We recommend contacting your local building department to determine the requirements and possible challenges in your area.

### Can you provide pictures of installation & elevation for use in obtaining city permits?

We will provide you with all the information you need for our units for the permitting process.

### Will the permit process be easier if build a traditional structure on the property?

Whether you obtain an IC Green unit or use other methods, the permitting and site preparation process is the same. The benefit of working with us is that the building process is quicker than conventional construction and most of the work is completed off-site in a controlled environment.

## Green Aspects



### What are the green features of IC Green structures?

There are many green aspects of an IC Green structure. The structure itself is made from recycled steel assisting in forest preservation. IC Green also uses local sources and energy efficient materials including; florescent or LED lighting, formaldehyde-free products, energy star appliances, high SEER rating HVAC systems, low water consumption plumbing fixtures, zero or low VOC exterior and interior paints. Solar electric/water, Green roofs, Radiant heating and cooling, water reclamation, gray water systems, wind power all of these and more can be provided as options.

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### Can I add other green features to an IC Green structure?

Yes absolutely. IC Green encourages the use of solar and wind energy, green roofs, water reclamation, gray water, geothermal. Some jurisdictions may not allow installation of some of these items, but with the approval of your local building department, these can be installed by IC Green.

### Do your units pass inspection on Title 24 energy compliance and insulation codes in California?

Yes, all our structures are built to pass all of California's building codes.

### What models are available?

Our standard units range from 120 to 2400 square feet, however IC Green can assist in creating customized plans for an additional cost.

### Can I change the floor plan?

Yes, additional costs may apply depending on how much you plan to customize your unit.

### Can I customize my own structure?

Yes, additional costs may apply depending on how much you plan to customize your unit.

## Warranty

### Is there a warranty for IC Green structures?

Yes, we provide a 1-year warranty on all products. We also honor any state required home warranties beyond the 1-year IC Green warranty.

### More Questions?

If you have more questions we are happy to help. Please contact us at [GreenLiving@ICGreen.net](mailto:GreenLiving@ICGreen.net)