

March 12, 2014

## Manatee County Earns Gold FGBC Green Local Government Certification

Manatee County has advanced to the Florida Green Local Government gold-level designation for environmental stewardship after it successfully met the sustainability standards established in the FGBC Green Local Government Certification program.

First certified in April 2011 at the silver level, Manatee County continued to expand its strategic planning and performance management actions to earn 44.2 percent of its 362 applicable points, thus qualifying it for the GOLD-level designation. Manatee County is the fifth local government to complete the upgrade process. [[More](#)]

## St. Joe to Mimic 'The Villages' in Panhandle

The aging U.S. population is a key ingredient in the St. Joe Co.'s vision for its landholdings in Bay and Walton counties. St. Joe wants to expand its West Bay Sector Plan to 50,000 acres to the west, including 12,000 in Walton County, to build pocketed retirement communities similar to The Villages in Central Florida.

The St. Joe Co. has done its research when it comes to retirement, much of which stemmed from measuring the success of The Villages, a roughly 20,000-acre, age-restricted community northeast of Orlando. More than 4,000 homes were sold in The Villages last year, and the master-planned development even withstood the toughest of economic times.

"When the economy went south in 2006, The Villages were still selling 2,600 homes a year," said Park Brady, chief executive officer of the St. Joe Co. "It's

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recession-proof, steady, non-seasonal, and we know the demand's there."

The amended master plan will need to be approved by the state and Bay and Walton counties. St. Joe intends to have an application ready to submit in March 2014. If the sector plan is approved in a timely manner, Brady said it could see the first house as soon as next year.

### EPA Settlement on Stormwater Controls Could Save Builders \$6,200 Per Home

Home builders will save an average of \$6,200 per home on stormwater control costs due to a recent settlement agreement between the National Association of Home Builders (NAHB) and the Wisconsin Home Builders Association and the Environmental Protection Agency (EPA), according to a release by the NAHB. In accordance with the settlement agreement, EPA has taken final action on rules governing how clean the water running off construction sites after a rainfall must be. The new rules will be published in the Federal Register by March 11.

The Effluent Limitation Guidelines rule replaces EPA's 2009 attempt to control erosion and sediment. That proposed rule prohibited certain kinds of discharges and limited the amount of dust and dirt allowed in any eventual runoff in what is called the turbidity limit. NAHB economists estimate that this last stipulation regarding runoff would have forced builders to apply additional, expensive controls or additives to the water. On average, these controls would have cost \$6,200 per each new home constructed.

The settlement agreement allowed EPA to enact a new rule that maintains the erosion control requirements, but drops the turbidity limit. The new rule also clarifies some requirements for the benefit of states updating their own stormwater permits, which must be at least as strict as EPA's national model and must be renewed every five years. [[More](#)]

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#### Articles of Interest

[Flood Insurance Relief on the Way](#)

#### Quick Links

[Join FGBC](#)

[GreenTrends](#)

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#### Education Opportunities

**April 10-11, 2014  
Florida Association of  
Native Nurseries**

The Native Plant Show  
Kissimmee, FL

[\[Register\]](#)

**April 16-17, 2014  
FGBC Certifying Agent  
Designation Course**

Florida Solar Energy Center  
Cocoa, FL

[\[Register\]](#)

#### Funding Opportunities

**FHFC Multifamily Energy  
Retrofit Program (MERP)**  
[\[More\]](#)

[St. Johns River WMD  
Water Programs](#)

[South Florida WMD  
Water Programs](#)

[Southwest Florida WMD  
Water Programs](#)

## GBI Releases New Compliance Guidelines for Construction of Federal Buildings

The Green Building Initiative (GBI) has announced the launch of "Guiding Principles Compliance for New Construction (GPC NC)" of federal buildings, according to GBI president Jerry Yudelson. This program for assessing building sustainability was developed with extensive input from federal government agencies and is now in use.

As a sister product to the GBI's program for existing federal buildings-Guiding Principles Compliance EB- which to date has been used to certify more than 250 existing federal buildings and facilities, GPC NC was developed to significantly reduce the amount of time and effort required from federal agency personnel to achieve a green building certification, enabling staff to retain focus on the agency's mission while concurrently measuring progress towards compliance with the Guiding Principles. [\[More\]](#)

## Bills Propose Limiting Local Government Permitting Reach on Developments

Florida House and Senate bills were filed in late February prohibiting local governments from placing permitting requirements on a proposed development beyond those issued by state and federal agencies. HB 1077 and SB 1310 appear to have backing from property rights supporters following a U.S. Supreme Court decision last year involving the St. Johns River Water Management District.

The U.S. Supreme Court overturned a Florida Supreme Court ruling against the late Coy A. Koontz Sr., who sought to build on three of his 15 acres in Orange County. Koontz was told by the water management district in 1994 that he could build if he reduced the size of his development or paid to restore wetlands on agency property seven miles away. Koontz refused.

The bills state that landowners are "vulnerable to excessive demands for relinquishment of property or money in exchange for planning and permitting approvals." Local governments would not be allowed

## Calendar of Events

### March 9-12, 2014 Southeast Recycling Conference & Trade Show

Hilton Sandestin Beach Golf  
Resort & Spa  
Destin, FL  
[\[More\]](#)

**March 12-13, 2014**  
**GreenPrints** Georgia Tech  
Research Institute  
Atlanta, GA  
[\[More\]](#)

**April 7-8, 2014**  
**FHBA Legislative  
Conference**  
Tallahassee, FL  
[\[More\]](#)

## Certification News

**Commercial**  
Registered: 28  
Certified: 8

**High Rise**  
Registered: 12  
Certified: 2

**Homes**  
Registered: 7173  
Certified: 7134

Single-Family: 6005  
Multi-Family: 1129

**Land Developments**  
Registered: 53  
Certified: 13

**Local Government**  
Registered: 70  
Certified: 46

## Recent Certifications & Registrations

**Manatee County**  
Certified: 3/4/14  
Level: Gold (Upgrade)  
Score: 44.2%

**Orange County**  
Registration-Recertification

**Sarasota County**  
Registration-Recertification

to place permitting requirements on a proposed development beyond the "direct impact" of that development.

## Bills for Renewable Energy Tax Exemption To Commercial Properties Pass in Committees

A pair of Senate bills that would encourage businesses to install solar panels cleared their first committee stop on March 4, 2014 without opposition although environmentalists continued to push for broader tax exemptions and tax cuts.

In 2008, 61 percent of voters approved a constitutional amendment to provide the tax exemption for renewable energy and wind resistance improvements to residential properties. Last year the Legislature passed HB 277, which implemented the amendment but only for renewable energy.

SB 922 would rewrite state law to extend the exemption for renewable energy to commercial property for improvements made after Jan. 1, 2015. SB 916 would place a constitutional amendment on the 2014 ballot to extend the exemption but limit it to "end-users" of the electricity. [ [More](#) ]

## Lower Costs, Shorter Payback Periods Increase Solar Return on Investment

Now more than ever, it makes sense to buy solar power systems instead of leasing them. The savings are significant, since purchasing a system now pencils out to about 50% less than leasing it over the long term. Historically, installed PV prices have declined an average of 5 to 7% per year from nearly \$12/W in 1998. The recent price decline in large part is attributable to falling average global module prices, which fell by \$2.6/W from 2008 through 2012, according to the Lawrence Berkeley National Lab's "Tracking the Sun."

The ROI for builders and developers is significant, particularly since the price of solar continues to drop, as more communities offer solar as standard and customers come to expect it. A new community by

**Bonita Springs**  
Registration

### FGBC Committee Meetings

#### Board of Directors

2nd Wednesday  
Monthly  
3 p.m.

#### Commercial

1st Tuesday  
Monthly  
3 p.m.

#### Education

1st Thursday  
Monthly  
3:30 p.m.

#### High-Rise

3rd Tuesday  
Monthly  
11 a.m.

#### Homes and Affordable

##### Housing

(Joint Meeting)  
2nd Tuesday  
Monthly  
2 p.m.

#### Land Development

4th Wednesday  
Quarterly  
4 p.m.

#### Local Government

1st Tuesday  
Monthly  
10:30 a.m.

#### Membership and Programs & Promotions

(Joint Meeting)  
1st Wednesday  
Monthly  
3 p.m.

### Job Opportunities

[APA Florida Job Board](#)

[Green Dream Jobs](#)

JMC Homes in Lincoln, CA offers all new homes with solar as standard. The community has 150 homes with 1.5 kW on every home.

The homebuyers have the opportunity to upgrade to as much as 5 kW on their homes. The estimated annual energy savings for a home with a 5kW system is about \$1,700 a year or \$85 a month. Tax credits totaling about \$2,500 are also available for most homeowners with solar roofing. With examples such as this, it's very easy for builders to tie affordability and savings back to consumers, who are starting to demand solar more and more. It's the new granite countertop. Projects such as this also prove that it's financially feasible-which benefits everyone involved.

"Residents of the top states in the index can see their investment would be completely paid back in four to six years, and then receive free energy worth another five times that amount," said Mark Wirt, Geostellar's senior analyst. [[More](#)]

## 10 Steps to Improve Community Readiness for Electric Vehicles

As more and more drivers choose sustainable forms of transportation, communities across the country are working to make plug-in electric vehicles (PEVs) more affordable and convenient. To accelerate these efforts, the Energy Department's Clean Cities program funded 16 projects in 24 states and the District of Columbia in 2011. Local organizations developed community readiness plans that described their research and identified strategies to prepare for increased numbers of PEVs and charging stations. "[A Guide to the Lessons Learned from the Clean Cities Community Electric Vehicle Readiness Projects](#)" synthesizes these plans into a comprehensive overview and highlights especially useful examples from them.

Based on insights from the Guide, here are 10 things local groups can do to improve PEV community readiness: [[More](#)]

## PNL Research Shows Effect of Various Wall Systems On Energy Usage in Residential Homes in Florida

*Thanks to FGBC Member Justin Fleming with Titan America for providing this story.*

Pacific Northwest National Laboratory (PNNL) has completed a study on the effect that various wall systems have on the annual energy usage in one- and two-story residential homes. The study's objective was to obtain a direct comparison of the actual energy and dollars expended using different types of walls in a typical residential home while keeping all other aspects of the house EXACTLY the same.

This research was done using EnergyPlus™, a simulation software developed by the Department of Energy and acknowledged as one of the most accurate and powerful energy simulation tools available today. The results are groundbreaking in the breadth and scope of the walls compared - 607 different combinations of CMU, wood and ICF. Almost every conceivable arrangement of standard building products compared "apples to apples" across every climate zone in Florida and the US. A total of 21,852 separate wall system analyses were made. Of these, 3,642 wall system analyses were made specifically for Florida.

Additionally, the research is leading edge in that it moves us past discussions of "R" value to the ability to see the actual kWhs (and thus \$\$) differences between walls with varying mass, insulation levels and insulation arrangements.

Some interesting preliminary observations on the results of the research:

1. The dollar savings in Miami achieved by changing the insulation of the exterior walls in a 2000 sf one story home from  $U=.174$  (CMU with R4) to  $U=.046$  (ICF with R20) is roughly \$100 per year.
2. Again, for a 2000 SF one story CMU home in Miami, going from R0 insulation to R4 insulation saves \$71/year while going from R20 insulation to R24 insulation saves only \$5/year.
3. The energy efficiency of CMU with R4 insulation and wood walls with R13 bat insulation is neck and neck across Florida. Wood edges out CMU in Miami at a \$46/year savings. This lead reduces to \$15/year in Orlando and \$18/year (\$1.50/month) in Jacksonville.
4. In comparing exterior insulation of CMU walls with interior insulation it was found that, as we have always known, exterior insulation results in an energy savings. For a 2000 SF single story home in Jacksonville with CMU walls with  $U=.1$ , changing the insulation to the outside results in a savings of \$22/year. At an estimated upcharge of over \$3000 to place the insulation on the outside of the block, the payback period would be over 150 years.

View the full PNNL reports on [Florida Energy Research Report](#) or [Residential Wall Type Energy Impact Analysis](#)

## UL Warns of Counterfeit UL Marks On Photovoltaic Panels, USB Power Supply & Power Savers

### [Photovoltaic Panels](#) (Release 14PN-02)

- The following is a notification from UL to Authorities Having Jurisdiction, distributors, installers and users that the photovoltaic panels identified below bear counterfeit UL Marks for the United States and Canada. The photovoltaic (solar) panels have not been evaluated by UL to the appropriate Standards for Safety and it is unknown if these photovoltaic panels comply with UL's safety requirements for the United States or Canada.

#### [USB power supply](#) (Release 13PN-54)

- The following is a notification from UL that the USB power supply Model A1265 identified below bears a counterfeit UL Mark for the United States and Canada. This USB power supply has not been evaluated by UL to any Standards for Safety and it is unknown if it complies with any safety requirements.

#### [Power Savers](#) (Release 13PN-53)

- The following is a notification from UL that the power savers identified below bear a counterfeit UL Mark for the United States. These power savers have not been evaluated by UL to any Standards for Safety. It is unknown if they comply with any safety requirements.

### FHBA Seeks Building Codes Director



With the impending retirement of longtime Technical Services Director Jack Glenn, the Florida Home Builders Association has renamed the position Director of Building Codes and is seeking Glenn's successor. The individual will serve as a full-time expert and advocate for the construction industry on issues relating to the Florida Building Code. The successful candidate will have extensive knowledge of the code as well as excellent instructional and communication skills. Applicants must be willing to travel and while the base of operations is flexible, the preferred location is the FHBA's headquarters in Tallahassee. A competitive salary and benefits are being offered. Resumes should be sent to Doug Buck, FHBA's Director of Governmental Affairs, 201 East Park Avenue, Tallahassee, FL 32301 or [dbuck@fhba.com](mailto:dbuck@fhba.com).

### Top Mobile Apps for Businesses

**EchoSign** for iOS, from Adobe is a new e-signature application for traveling sales reps who need to get contracts signed quickly. This new app allows users to send, sign and manage documents from within the application. It eliminates the need to carry large paper-based contracts. Users can access documents or contracts from their Box, Dropbox, or Acrobat.com accounts or from the mobile device itself and use EchoSign to get them signed immediately and in-person. EchoSign is available from Adobe

**Office Mobile For Office 365** simply makes the process of creating and editing documents more convenient by syncing in the cloud through multiple devices. The Office Mobile app works on iOS, Android and Windows Phone.

**Square Register** enables users to manage a business from anywhere by accepting credit cards using a free card reader and free point of sale tools. Square takes a 2.75% cut for all major credit cards without merchant accounts or hidden fees. The funds from swiped payments are deposited into your bank account within 1-2 business days.

The **Cisco WebEx Meetings** app for iOS, Android and BlackBerry lets you have meetings wherever you are. Through the WebEx app, you can join any web conference through 2-way video and a camera switcher. What distinguishes WebEx from other video conferencing services is that files can be attached to a meeting space. This means that you can pitch a presentation or discuss numbers from an Excel spreadsheets in real-time while video-chatting with your contacts.

**CardMunch** turns your business cards into LinkedIn Connections simply by taking a photo of them.

**Evernote** is one of the most essential apps to keep you organized across all of your devices. Using Evernote allows users to store notes, photos, to-do lists, ideas and voice reminders. The notes are completely searchable. Evernote works on the Android, iOS and Windows Phone.

**OpenTable** makes it possible to book a table at over 20,000 restaurants in the U.S. and Canada. A lot of business deals take place over breakfast, lunch and dinner. Being prepared with a reservation ahead of time can show how meticulous you are. This app is especially useful in bigger cities where it is difficult to get tables right away. [[More](#)]

## FGBC Welcomes New Members & Certifying Agents

**James Barron**, [Barron Development Corporation](#)

**Steve Dixon**, [DKM Custom Homes LLC](#)

**Adam Ehrhard**, [Turning Leaf Construction](#)

**Robbie Gronbach**, [Willis A Smith Construction](#)

**Otto Letzelter**, [CME, Inc](#)

**Greg Mix**, [Holiday Builders](#)

**John Riddle**, [Turning Leaf Construction](#)