

June 2, 2015

FGBC Passes 10,000 Home Certifications!

It's an amazing story and number. From a small meeting of eight people in February 2000, grew an organization that leads the state in green building certified projects. The Florida Green Building Coalition (FGBC) **certified its 10,000th residential project** on June 1st and went on to reach a total of 10,130 certified homes that day.



10,000

The Hamptons at Palm Beach Gardens, a luxury apartment complex by Current Builders of Pompano, FL, claimed the prestigious distinction of being the 10,000th residential project certified by the Florida Green Building Coalition. FGBC Certifying Agent Kyle Abney of Abney & Abney Green Solutions in Palm City coordinated the certification process and helped the project team identify green strategies to improve building performance and occupant well-being in a cost-effective approach.

FGBC certification programs are the only standards developed with climate specific criteria to address issues caused by Florida's hot-humid environment and natural disasters.

The Florida Green Building Coalition's certification reach is growing significantly across the state. Its residential program is the most popular green building

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certification designation in Florida. In addition to the 10,130 residential certifications, 18 million square feet of commercial and high-rise projects are participating in the FGBC certification process, along with 77 local governments and 61 land development projects.

For more information about the FGBC "Florida Green" certification visit www.floridagreenbuilding.org.

To get involved with FGBC, attend the FGBC Mid-Year Conference on June 18 in Crystal River. [[Brochure](#)]

PROJECT SPOTLIGHT: Monroe County's Fire Station #8 - Stock Island



Monroe County's Fire Station #8 in Stock Island has been awarded the Florida Green Commercial Building designation by the Florida Green Building Coalition (FGBC) after it successfully met the sustainability standards established in the FGBC Florida Green Commercial Building Certification program. The project achieved **168 points** out of a required minimum of 100 to earn it a **Silver level** certification, making it the **highest scoring FGBC certified commercial project to date**.

The building was designed to be 42 percent more energy efficient than required by the Florida Building Code and will rely upon renewable energy through green power purchase agreements for 75% of its power needs over the next two years.

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[LG Concept Press-On "Wallpaper" TV](#)

[French Law Mandates Green Roofs, Solar Panels](#)

[Abney, Stephens to Serve on NGBS Green Advisory Group](#)

Education Opportunities

June 15, 2015
12:30 p.m. to 2:30 p.m
Aging in Place/Universal Design Forum
REALTOR® Association of Sarasota and Manatee
Sarasota, FL
[\[More\]](#)

June 17, 2015
FGBC Certifying Agent Annual Verification Class
Plantation Inn
Crystal River
[\[Register\]](#)

October 13-14, 2015
FGBC Certifying Agent Destination Class
FESEC
[\[Register\]](#)

[Energy Star Webinars](#)

[Building America Webinars](#)

Calendar of Events

June 2-3, 2015
The Water Expo



For water conservation, toilets, faucets, and showerheads were low-flow rated. In addition the site used all Florida Friendly plants and a rainwater collection system to deliver 100

percent of the irrigation needs for the landscaping, thus negating the use of valuable potable water.

To safeguard the health of building occupants through improved indoor air quality, all paints, stains, adhesives, and sealants used were rated low Volatile Organic Compound (VOC), cabinets and insulation were free of harmful urea formaldehyde, and healthy flooring was used in 80 percent of the building.

Sixty-one percent of the materials used contained recycled content, and many of the materials can be recycled at the end of their useful life.

Urban heat island reduction was achieved through the use of shaded areas and hardscapes with a high solar reflectance value. [[More](#)]

Green Building Incentives From Around the State

Dunedin offers to builders and developers:

- Permit fee rebates for specified certification levels, as outlined below:
 - Certified/Bronze, rebates of 25%
 - Silver, rebates of 50%
 - Gold, rebates of 75%
 - Platinum, rebates of 100%
- Fast track permitting
- 10% density bonus
- 25% reduced parking requirement
- Recognition at a City Commission meeting, on the city's website, and banners for the project site
- Construction and demolition site waste assessments to help reduce disposal costs
- Consultation services by certified green professionals (LEED Aps) to help identify strategies to make the project greener.

Miami-Dade County will expedite all building permits for green buildings certified by the Florida Green

Miami Airport Convention Center
Miami, FL
[[More](#)]

June 15, 2015
12:30 p.m. to 2:30 p.m
Aging in Place/Universal Design Forum
REALTOR® Association of Sarasota and Manatee
Sarasota, FL
[[More](#)]

June 18, 2015
FGBC Mid Year Conference
Plantation Inn
Crystal River, FL
[[Registration Brochure](#)]

June 21-23, 2015
Florida Facility Managers Assn Annual Conference
Four Seasons Resort
Palm Beach, FL
[[More](#)]

June 25-26, 2015
FLERA 2015 Summer Symposium
Prairie Creek Preserve Lodge
Gainesville, FL
[[More](#)]

Certification News

Commercial
Registered: 34
Certified: 13

High Rise
Registered: 38
Certified: 8

Homes
Registered: 10,487
Certified: 10,130

Single-Family: 7,587
Multi-Family: 2,543

Land Developments
Registered: 61
Certified: 13

Local Government
Registered: 77
Certified: 56

Recent Certifications

Monroe County Fire Station #8
Location: Stock Island
Type: Commercial

Building Coalition, ICC 700-National Green Building Standard, and LEED programs.

Sarasota County offers fast-track permitting for the construction of green certified buildings and land developments

Volusia County offers expedited permitting, public recognition, and rebate of 50% of application fees (\$600 value) for NGBS, LEED, Green Globes, and Florida Green Building Coalition.

Certified: 5/26/15
Score: 168
Level: Silver

Recent Registrations:

Palmetto Promenade

Location: Boca Raton
Type: High Rise
Size: 453,240 s.f.

Lexington Court

Location: Orlando
Type: High Rise
Size: 249,858 s.f.

Palm Coast Landing

Location: Palm Coast
Type: High Rise
Size: 45,033 s.f.

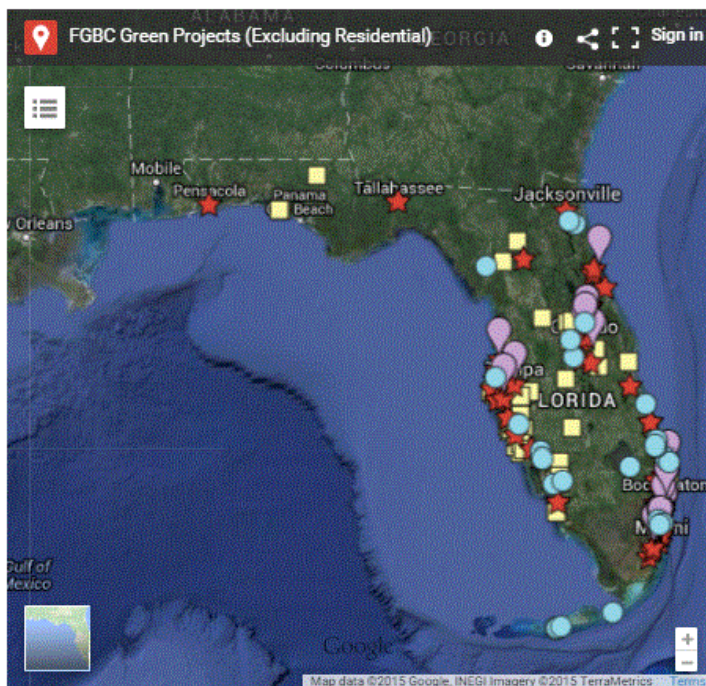
St. Lucie County

Location: Fort Pierce
Type: Local Government
Size: 275,000

Volusia County

Location: Deland
Type: Local Government
Size: 507,531

Interactive Map Highlights FGBC Projects



Want to explore projects participating in the Florida Green Building Coalition green certification programs. Click the map above for an [interactive tour](#).

Report Shows Green Leasing Can Save U.S. Office Market \$3 Billion Annually

Green leases have the potential to save the U.S. office market \$3.3 billion annually, helping cut energy consumption by up to 22 percent in leased buildings, according to a new study released by IMT.

The report, [What's in a Green Lease? Measuring the Potential Impact of Green Leases in the U.S. Office Sector](#), analyzes low-cost and low-risk steps to slash

FGBC Committee Meetings

Board of Directors

2nd Wednesday
Monthly
3 p.m.

Commercial

1st Tuesday
Monthly
2 p.m.

Education

1st Thursday
Monthly
3 p.m.

High-Rise

3rd Tuesday
Monthly
11 a.m.

Homes & Affordable Housing

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

Land Development

4th Wednesday
Bi-monthly
2 p.m.

Local Government

utility expenses through the signing of green leases, and explains how wide-ranging lease types can benefit from adding various energy-saving clauses that cut costs, improve comfort and productivity, and reduce carbon emissions.

Some of the key clauses explored in the report that IMT suggests can create value and save energy in office spaces while benefiting both owners and tenants include:

- Pass-through cost recovery
- Lighting limits and plug loads
- ENERGY STAR appliances
- Sub-meter installation
- Commissioning and retro-commissioning

The full report is available at <http://www.imt.org/news/the-current/green-leasing-can-save-the-u.s.-office-market-3.3-billion-annually>.

To download additional green leasing resources, visit www.greenleaselibrary.com.

ACEEE's City Scorecard Highlights Best Energy Efficiency Initiatives

On May 20, the American Council for an Energy Efficient Economy (ACEEE) released its biennial City Scorecards, ranking 51 U.S. cities for their energy efficiency initiatives. The Scorecard measures the progress of city policies and programs that save energy while benefiting the environment and promoting economic growth. It also cites examples of best practices in various policy areas. Highlights from some of the leaders include:

- **Government Operations.** Have systems to track progress toward efficiency-related goals for the whole community, and strategies to mitigate urban heat islands.
- **Community Initiatives.** Have set policies to increase efficiency in city government, procurement, and asset management.
- **Buildings.** Have adopted or advocated for stringent building energy codes, devoted resources to building code compliance, established requirements and incentives for efficient buildings, and increased the availability of information on energy use in buildings through benchmarking and transparency policies.
- **Utilities.** Have energy efficiency programs

3rd Wednesday
Monthly
10:30 a.m.

Membership and Programs & Promotions

(Joint Meeting)
3rd Thursday
Monthly
2 p.m.

Funding Opportunities

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

[South Florida WMD Water Programs](#)

[Southwest Florida WMD Water Programs](#)

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

Job Opportunities

[APA Florida Job Board](#)

[Green Dream Jobs](#)

[Florida Facility Managers Assn Job Board](#)

FGBC Welcomes New Members

Daniel Simon
[FLF Holdings, LLC](#)
Jupiter

Josh Simon
[FLF Holdings, LLC](#)
Jupiter

that offer high levels of savings. They also have productive relationships with their utilities in program implementation and access to energy data.

- **Transportation.** Have initiatives that include location-efficiency strategies, shifts to efficient modes of transportation, transit investments, efficient vehicles and vehicle infrastructure, and energy-efficient freight transport. [[More](#)]

How Can Smart Growth Improve A Municipality's Bottom Line?

Smart Growth America, a national non-profit, and RCLCO, a national real estate advisory firm, have created a new model designed to help municipalities understand the financial performance of development patterns, and what strategies could generate better returns in the future. The model varies six categories of municipal costs based on development density:

- Roads
- Water/Wastewater
- Stormwater
- Fire Protection
- School Transportation
- Solid Waste Collection

Analysis of several case studies indicate that residential and commercial property values per square foot are often higher in walkable urban areas than in low-density areas, and compact infrastructure is less costly to build and maintain, thus potentially providing significant net fiscal impact. [[More](#)]

Getting to Outcome Based Energy Performance

A report examining opportunities, barriers, and next steps associated with the commercial-building industry's transition from design-phase estimates of energy use based on models to measurements of performance outcomes based on actual energy use is available from the National Institute of Building Sciences (NIBS) and the New Buildings Institute (NBI).

This transition, which will involve a number of audiences, including designers, owners, real-estate and finance professionals, lawyers, building operators, occupants, and policymakers, will take some time.

The push for performance outcomes comes in response to an increasing number of policy goals targeting better building efficiency as a means to cut energy use and associated greenhouse-gas emissions. Buildings account for 39 percent of carbon emissions in the United States and are a major contributor to climate change worldwide. [[More](#)][[Report](#)]

Laying the Foundation for Green Cleaning

When we think of green cleaning, our focus is typically on the chemicals, equipment and procedures used to clean facilities. However, an effective green cleaning program starts long before we even consider chemicals, equipment or procedures. In fact, it starts before building users even walk in the door. This is because an effective way to keep buildings clean, healthy and green is with a source control strategy, and the key to this plan is the use of walk-off mats.

Mats are so important to a green cleaning program that they are now required in order for a facility to even be considered for LEED certification. Furthermore, the EPA's Indoor Air Quality Tools for Schools program recommends that mats be installed at all key school entries

However, not all mats are effective. There is a difference between what are called "high-performance mats," which are typically purchased, and "placement mats," which are most often rented. Mats stop dust, soils, moisture, pesticides and contaminants that collect on building users' shoe bottoms from entering the facility

A 2008 study found that:

- Coliforms, a broad class of bacteria, were detected on the outside of 96 percent of the shoes tested.
- E. coli was detected on 27 percent of the shoes tested.
- **The transfer of bacteria from the shoe bottoms to uncontaminated tiles inside a facility ranged from 90 percent to 99 percent.**

When an effective matting system is installed, the International Sanitary Supply Association (ISSA) estimates that as much as 70 percent to 80 percent of these contaminants can be captured and stopped from entering a facility. [[More](#)]

The Public Rooftop Revolution: Municipal Opportunities for Solar

Tuesday, June 9th 9:00am PDT/12:00pm EDT

How can cities save money, reduce greenhouse gas emissions and support the local economy?

By installing affordable solar energy on their buildings, of course. This webinar will highlight the Local Institute of Self-Reliance report, Public Rooftop Revolution, which explores the potential of solar rooftop projects on local government and public buildings. John Farrell, Director of Democratic Energy at the Institute for Local Self-Reliance, will be discussing the many benefits of rooftop solar and opportunities to overcome barriers that have slowed adoption of solar on public property.

Learn how rooftop solar can:

- Save Energy and Operating Costs - Lancaster, CA saves \$450,000 per year with 9 megawatts (MW) of solar
- Reduce Greenhouse Gas Emissions - Washington, D.C. plans to install 10 MW of solar on municipal buildings, which will displace 12,300 metric tons of carbon dioxide
- Significantly Impact the Economy - 1 MW of solar results in 20 construction jobs and \$2.5 million dollars added to the local economy

Can't make the webinar? That's alright, just sign up anyway and you will receive via email a link to the recording of the webinar. [\[More\]](#)

PPG Debuts Low-E, Bird-Safe Glass

PPG Industries and Walker Glass Co., Ltd., have combined proprietary technologies to create AviProtek with SOLARBAN® glass, an advanced architectural glass that unites bird-friendly, acid-etched patterns glass with high-performance solar control, low-emissivity (low-e) coatings. Visual markers on the exterior surface of AviProtek with SOLARBAN glass create contrasting patterns that are easier for birds to see while in flight.

AviProtek with Solarban glass gives architects, designers, specifiers and building owners the ability to comply with bird-safe building codes and to earn green certification credits for both bird-friendly building design and environmental performance.

[\[More\]](#) [\[Bird-Friendly Building Design\]](#)

Builder's Take Note: Dodd-Frank Lending Rules Could Cost You Money & Customer Satisfaction

On August 1, The Dodd-Frank Wall Street Reform and Consumer Protection Act's Loan Estimate and Closing Disclosure requirements take effect. While the rules will have a direct impact on mortgage lenders and title agencies, builders won't be left unscathed.

The Dodd-Frank changes put pressure on builders to make their lenders aware of any changes to the contract or any change orders at least a week before closing.

"If items start moving as a result of the builder or consumer changing something, that can really affect the ability of the lender to close," says Michael Sullivan, general counsel for Pulte Mortgage. "To the extent a builder can finalize the contract terms at least a week before closing and make sure that the closing date is scheduled with a degree of finality, they'll be in good shape on the lending side."

If a closing is delayed, there will be repercussions for the builder. "Because the builder has to carry a fully built home on its books for extra days, there are carrying costs associated with that time," Sullivan says.

But customer service issues might be a bigger concern. "There are also customer service issues that come with consumers scheduling things like moving trucks, appliance deliveries, and cable service," Sullivan says. "If those closing dates change it means increased carrying costs for the builder and a terrible inconvenience for the consumer." [\[More\]](#)

Taller Turbines Would Bring Wind Energy to Florida

The U.S. Department of Energy released a [report](#) on May 19 that argues wind energy can spread from 39 states to the rest of the nation by installing taller generators.

Those propellers on poles would have to be more than incrementally higher to tap profitable winds at higher altitudes. They would need to grow from a typical 260 feet tall to as much as 460 feet tall.

Under development in Europe now, the super-tall turbines would need technology advances for transporting such large pieces of machinery in the

U.S. and for keeping them standing in Florida during a hurricane. Also needed would be a new generation of monster construction cranes. [[More](#)] [[DOE Wind Website](#)] [[Report](#)]

FSEC Wins \$1M Funding To Research Residential HVAC Efficiency Strategies

UCF's Florida Solar Energy Center (FSEC) will receive nearly \$1 million from the Energy Department for research to help develop more efficient methods for heating and cooling homes. Their research will be centered on optimal comfort systems for heating, cooling, air distribution and humidity cool.

The FSEC team will be conducting experiments both in laboratory homes located at FSEC and inside of occupied homes. Most of the work will focus on applications that can cool homes in Florida's hot and humid climate.

The Building America program plans to reduce the energy consumption used in U.S. homes by as much as 70 percent by reducing the space it takes for a home's air conditioning system to heat and cool the home.

Balancing Hotel Energy Use and Guest Comfort

Hotel guest rooms account for 40 to 80 percent of energy use in the hospitality industry, with high-end guest rooms consuming 50 to 70 kW and luxury guest rooms consuming more than 80 kW per day. Not only does each guest room require various utilities, guests and staff members are not directly accountable for the overall utility bill, which gives them little incentive to follow energy-efficient practices.

Though hotel guest rooms may hold great potential for cost savings, concerns about the impact of energy-efficiency initiatives on customer satisfaction have kept many hoteliers from investing in energy-management solutions. With recent advances in building-management systems (BMS) and sensors, however, the balance between energy savings and guest comfort easily can be struck. [[More](#)]