

July 14, 2015

PROJECT SPOTLIGHT: University Park of Boca



Photo Credit: Robin Hill

University Park of Boca, a four-story, 159-unit student housing project in Palm Beach County, has been certified as a Florida Green High-Rise Residential Building by the Florida Green Building Coalition (FGBC).

Located in the heart of Boca Raton, University Park is convenient to restaurants, shopping, and local colleges. A shuttle service to campuses, a swimming pool, courtyard gathering place, fitness center, juice bar, and game room all serve to create a destination place for students, reducing the need for automobiles.

When planning the project, the design and construction teams utilized building information modeling (BIM) to optimize the efficiencies related to design, materials, construction, and operations.

The energy performance of the building is 30 percent better than required by the Florida Energy Code, augmented by the installation of Energy Star washers,

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dryers, refrigerators, and ceiling fans in each unit. Light colored interior finishes with a high solar reflective value also help to improve the building's energy performance.

At least 80 percent of the plants and trees incorporated into the landscape are drought tolerant. Other water saving landscaping approaches include soil moisture sensors, mulching of beds, a properly installed irrigation system to avoid overlapping coverage, the use of micro-irrigation in beds, and onsite training for facility managers.

Indoor water conservation measures include the installation of dual-flush toilets, low-flow faucets rated at 1.0 gallons per minute (gpm) or less, low-flow showerheads, and high-efficiency washing machines with a water factor of 6.0 gallons per cycle or less.

The project was a greyfield redevelopment, meaning it transformed an abandoned or under-utilized commercial area, thus making use of existing utilities and roadways and reducing infrastructure costs. This type of "repurposing" has significant economic benefits to the community.

Eighty percent or more of the roof incorporated high-reflective and high emissivity material, thus reducing the heat island effect. The heat island effect is when buildings and pavement absorb a significant amount of light and radiation and emit it as heat, thus increasing the temperature of cities.

Through the proper selection of paints, stains, adhesives, sealants, and materials with low volatile organic compounds (VOCs), a healthier indoor air quality was achieved for occupants. Other air quality measures included prohibiting smoking throughout the building and protecting all ducts, range hoods and bath fans during construction to avoid pollutants from entering and contaminating the duct systems. [[More](#)]

Mandatory Blower Door Testing Postponed

Recently the Florida Building Commission ruled to delay for one year the blower door test and mechanical ventilation requirements of the 5th Edition Florida Building Code. The following provisions shall not take effect until June 30, 2016:

[Charlotte's 'Green' Builders Getting a Bigger Market Share](#)

[Solar Power Talking Points](#)

[Adidas Has Created A Shoe Made Entirely From Ocean Trash](#)

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Articles of Interest

[Supreme Court Reverses Utility MACT Rule: Mercury & Air Toxins Emission Regulation](#)

[New Florida Statute Codifies U.S. Supreme Court Ruling in Koontz vs. SJRWMD; Provides Relief Against 'Extortionate' Exactions by Local & State Governments](#)

[Recycling: Americans Aren't Failing, the System Is 5 Steps to Get Us Back on Track](#)

[Lockheed Martin's Oldsmar Facility Constructs 2.26 mW Solar Carport](#)

[Charlotte's 'Green' Builders Getting a Bigger Market Share](#)

1. Mandatory blower door testing for residential buildings or dwelling units as contained in Section R402.4.1.2 of the Florida Building Code, 5th Edition (2014) Energy Conservation Volume;
2. A second fire service access elevator as contained in Section 403.6.1 of the Florida Building Code, 5th Edition (2014) Building Volume; and
3. Mechanical ventilation for residential buildings or dwelling units as contained in Section R303.4 of the Florida Building Code, 5th Edition (2014) Residential Volume.

However, this DOES NOT DELAY the rest of the energy code requirements, which call for serious decision making on the part of the builder and energy consulting team in order to pass.

The new challenge to passing is that without the blower door test results on the EPL (Energy Performance Level) card, the e-ratio score will be too high to pass code unless you choose one of the following options:

- Declare the results of your performance testing on the EPL card. A duct leakage test with verified leakage rate results under 4 percent will lower your e-ratio score enough so that the home will pass. Combined with the results of the blower door test this performance path will ensure that each home passes code. This is also the most economical option for compliance

OR

- Follow the Prescriptive Requirements. Your homes will also pass if you choose to follow the Prescriptive Requirements for your climate zone, which include passing a blower door test with 5ACH50 or less, and a duct blaster test with 4 percent leakage or less.

Without following either of these paths it will be challenging to pass the energy code and could increase your costs significantly, and result in delays obtaining a Certificate of Occupancy (CO). [\[More\]](#).

[Solar Power Talking Points](#)

[Adidas Has Created A Shoe Made Entirely From Ocean Trash](#)

Education Opportunities

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

[Energy Star Webinars](#)

[Building America Webinars](#)

Calendar of Events

July 16-18, 2015
SEBC
 Orange County Convention Center
 Orlando, FL
[\[More\]](#)

July 30- August 2, 2015
Florida AIA Convention
 Boca Raton, FL
[\[More\]](#)

August 13-15, 2015
FL League of Cities Annual Conference
 Orlando, FL
[\[More\]](#)

August 19-23, 2015
FL Realtors Annual Conference
 Orlando, FL
[\[More\]](#)

Aug. 30- Sept. 2, 2015
Florida Housing Conference
 Orlando, FL
[\[More\]](#)

Certification News

Commercial
 Registered: 35
 Certified: 13

High Rise
 Registered: 38
 Certified: 9

Resiliency is Next Stage for Building Design

Resiliency is fast becoming the buzzword in architecture and construction as the next evolution of sustainability. Trying to figure out just what it means, however, is a challenge. What does it mean that a building is resilient? What are the standards for resiliency?

Enter Perkins + Will senior project architect Doug Pierce. During the last two-and-a-half years Pierce developed a set of resiliency standards as the chief investigator for the Washington, D.C.-based Capital Markets Partnership.

The result of his work is "RELi," a new ratings system in a pilot stage that incorporates other certification standards while adding in resiliency measures. The idea behind RELi is to provide architects and builders with guidelines to follow that are not imposed by the government yet allow communities to better cope with potential disasters. [[More](#)] [[RELi Guidelines](#)]

Developments of Regional Impact Are Going Away

Created by Florida law in 1972, Developments of Regional Impact (DRIs) regulate projects like huge shopping malls, office parks or major housing developments by requiring review and comment from state agencies and affected cities and counties. The process allowed governments to request mitigation for impacts to traffic, water, wastewater, affordable housing, and schools.

This year Governor Rick Scott signed into law CS/CS Senate Bill 1216, an omnibus growth management bill changing the DRI process. Most significantly, for new projects that are not currently exempt, the bill replaces the current DRI review process with the state coordinated review process for comprehensive plan amendments. The bill also eliminates one of the Regional Planning Councils (RPCs) and reduces the scope of RPC authority in planning matters.

Under the bill, new development projects meeting the criteria for review as a DRI under section 380.06, Florida Statutes will instead be reviewed under the state coordinated review process for comprehensive plan amendments. This statutory change will give local

Homes

Registered: 10,560
Certified: 10,208

Single-Family: 7,651
Multi-Family: 2,557

Land Developments

Registered: 61
Certified: 13

Local Government

Registered: 77
Certified: 56

Recent Certifications

University Park of Boca

Location: Boca Raton
Type: High-Rise
Certified: 6/25/15
Score: 133
Level: Silver

Monroe County Fire Station #8

Location: Stock Island
Type: Commercial
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.

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.

governments and developers an opportunity to review and approve new DRI-sized projects using standards and processes that are on equal footing with non-DRI projects.

However, where a plan amendment is required, local governments will retain considerable leverage to negotiate and condition development approvals through the terms of the amendment or through related approvals such as planned unit development zonings, concurrency agreements or other development agreements. [[More](#)] [[SB1216](#)]

EPA "Waters of the U.S." Rule Will Impact Land Use Decisions for Housing & Energy

On June 29, 2015, the Environmental Protection Agency ("EPA") and U.S. Army Corps of Engineers ("Corps") published a final rule defining "waters of the United States." The rule becomes effective on August 28, 2015. Because the Clean Water Act ("CWA") grants regulatory authority only to areas under federal jurisdiction, the new rule will play a central role in determining when and to what extent the Corps and EPA will be involved in land use decisions. It will **affect many industries**, including agriculture, **energy development and transmission**, transportation, and **housing**.

Among the highlights, the final rule:

- Makes all "tributaries" jurisdictional by rule, without the need for a case-specific "significant nexus" analysis;
- Defines "adjacent" waters, which are jurisdictional by rule, as including all waters within the floodplain of, or within specified distances from the ordinary high water mark ("OHWM") of, traditional navigable waters, their tributaries, and impoundments;
- Requires that certain types of waters, including vernal pools, be evaluated in combination with other waters of the same type within the watershed when making a significant nexus determination, which will have the practical effect of making all such waters jurisdictional by rule;
- For waters not jurisdictional by rule, requires the water to be within the floodplain of, or within a certain distance from, a traditional

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
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

Steve Gabor
[Lennar Homes](#)
Fort Myers

Terry Kirschner
[Lennar Homes](#)
Fort Myers

navigable water, impoundment or tributary in order to be potentially subject to jurisdiction under a case-specific significant nexus analysis. Waters outside these limits cannot be jurisdictional.

Contains "grandfathering" language, in the preamble, that clearly provides the new definition will not apply to approved jurisdictional determinations, or permits, issued before the new rule's effective date-unless the applicant requests otherwise. [[More](#)]

White House Announces New Initiative To Increase Solar Access for All Americans

On July 7, 2015, the White House announced a new partnership with the Department of Energy and the Department of Housing and Urban Development (HUD) that increases the availability of solar power to renters and low-income homeowners.

The [National Community Solar Partnership](#) will enable those who rent their homes or don't have a suitable roof to reap the benefits of solar and receive credit on their utility bills.

HUD) will release information next month to provide building owners and business additional knowledge regarding incentives and policies for adding solar power. HUD is also launching a website to provide policy guidance, tools and other online resources to "help advance solar deployment and the installation of other renewable energy in affordable housing. The administration's plans will also increase borrowing options and loan limits through a Federal Housing Administration program that will let people install solar panels at federally assisted or insured housing, and called for relaxing conditions through a federal program that allows homeowners to borrow money for energy efficiency and solar panel improvements.

The key components of the initiative are:

- Launching a National Community Solar Partnership to unlock access to solar for the nearly 50 percent of households and business that are renters or do not have adequate roof space to install solar systems, including issuing a guide to [Support States In Developing Community Solar Programs](#)

- Setting a goal to install 300 megawatts (MW) of renewable energy in federally subsidized housing and providing technical assistance to make it easier to install solar, including clarifying how to use Federal funding;
- Housing authorities, rural electric co-ops, power companies, and organizations in more than 20 states are committing to put in place more than 260 solar energy projects, including projects to help low- and moderate- income communities save on their energy bills and further community solar; and

More than \$520 million in independent commitments from philanthropic and impact investors, states, and cities to advance community solar and scale up solar and energy efficiency for low- and moderate- income households. [[More](#)]

Florida Solar Initiative Moving Forward

The Floridians for Solar Choice constitutional amendment effort is moving quickly to get on the 2016 ballot. Backers say they've gathered more than 100,000 signatures, exceeding the 10 percent necessary to submit the language to the state Supreme Court.

Stephen Smith, board member with Floridians for Solar Choice and executive director of the nonprofit Southern Alliance for Clean Energy, says the amendment would invalidate a law that gives utility companies a monopoly on the sale of solar electricity.

"Florida is one of only four states that explicitly prohibits what are called third-party sales, or allows somebody besides the monopoly utility to sell you electricity generated from solar power," he says. "This would correct that barrier by removing it." [[More](#)]

More Cities Move to Require Energy & Water Benchmarking

On June 5, the City Council of Kansas City, Mo. passed an Energy Empowerment Ordinance that requires building energy and water use benchmarking and transparency-making Kansas City the 14th U.S. city to adopt energy benchmarking legislation.

The Kansas City Energy Empowerment Ordinance

addresses energy use in existing municipal, commercial, and residential buildings larger than 50,000 square feet. Under the ordinance, these building owners will be required to track whole-building energy and water use and report it to the city annually via the U.S. Environmental Protection Agency's ENERGY STAR Portfolio Manager tool. That reported benchmarking data will be made available to the public on a phased schedule starting in 2016.

Other participating [City Energy Project](#) cities include Atlanta, Boston, Chicago, Denver, Houston, Los Angeles, **Orlando**, Philadelphia, and Salt Lake City. [\[More\]](#)

Study Finds Green MLS Fields Valuable But Underused. Education Needed

As the central hub for real estate market transactions, multiple listing services (MLSs) play a critical role conveying key home characteristics to potential buyers, who are increasingly interested in not only how many bedrooms and bathrooms a home may have, but also its "green" or high-performance features such as an ENERGY STAR-labeled refrigerator, energy-efficient windows, or a green certification.

Recognizing this, a growing number of MLSs now contain fields that highlight the green and energy-efficient aspects of homes. These "green fields" can help buyers seeking a high-performance home (HPH) make more informed purchasing decisions, but are they being used by real estate professionals to capture growing market demand?

Initial analysis suggests that fully marketing the high-performance attributes of a home through the green fields offered by an MLS may be of considerable value to sellers. In general, however, current green field use is inadequate, and outreach is necessary both to increase utilization of existing green fields when a real estate agent lists a home for sale and to encourage MLSs to adopt additional green fields. [\[Report\]](#)

SJRWMD & Ocala Partner On WaterSmart Program

The St. Johns River Water Management District (SJRWMD) and the city of Ocala are partnering on a

one-year pilot project that could result in a 5 percent water savings by participating water users.

The SJRWMD has committed \$75,000 to the WaterSmart pilot project in Ocala. The [WaterSmart](#) program utilizes social norms in conjunction with comprehensive data analytics and targeted messaging to modify water use behavior.

Five thousand of Ocala's residential customers will participate in the pilot program and receive mobile, email and print reports that provide consumption details and targeted water savings recommendations. By educating residential customers on their uses of water and ways to conserve, WaterSmart Software has been proven to improve water-use efficiency.

WaterSmart has partnerships with more than 40 water utilities nationally and has verified nearly 2 billion gallons of water saved through its programs.