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Bay House by Melo Group Earns FGBC Green Building Certification

Bay House, a luxury condo project developed by the Melo Group, has achieved the certified Florida Green High-Rise Residential Building designation by the Florida Green Building Coalition (FGBC), after it successfully met the sustainability standards established in the FGBC Florida Green High-Rise Residential Building certification program.

The designation represents achievements in a number of categories, such as energy efficiency, water conservation, site preservation, indoor air quality, materials, and durability, including disaster mitigation.

FGBC-certified projects complete a technically rigorous building assessment and construction process to promote design and construction practices that reduce the negative environmental impacts of the building, improve occupant health and well-being, and reduce operating costs for the owner.

Bay House Miami is located in the East Edgewater area, surrounded by cultural, historic, entertainment, and business districts. It features 165 two- and three-bedroom units ranging from 1,581 to 1,720 square feet. Rich with amenities that include a pool, spa, meditation garden, summer kitchen, fire pit, and cabanas, the project has a 20,000 sq. ft. resort deck and common areas that allow residents to enjoy the elements of nature and outdoor activities.

Energy efficient, tinted, impact resistant, floor-to-ceiling sliding glass doors and windows limit radiant heat gain and enable residences to enjoy the panoramic views. The “Smart Building” advanced technology wiring addresses the needs of a demanding generation requiring high-speed communication, entertainment options, and security.

The design team used building information modeling (BIM) to optimize the efficiencies related to design, estimating, materials ordering, and construction.

To address energy efficiency EnergyStar appliances were used in both the individual units and common areas, lighting power density within individual units was designed not to exceed 0.8 watts per square foot, and lighting was equipped with automatic timers or occupancy sensors. In addition, light

colored paint with a light reflective value (LRV) greater than 50 was used on bedroom and major living area walls to help reduce the need for artificial lighting.

Water conservation approaches included installing drought tolerant plants for 80 percent of the landscape, proper installation and testing of the irrigation system, use of low-flow interior water faucets and showerheads, and use of high-efficiency clothes washers in residential units and common areas.

The site selected for the project was within an FGBC green certified local government (Miami-Dade County) and was a high-density, greyfield redevelopment – all of which contribute to less negative impact on the natural environment. Location of the project within a one-half mile of safe, walkable access to basic services such as banks, grocery stores, restaurants, etc. and access to public transportation help reduce the need for vehicle travel, thus lessening air pollution. Onsite parking included electric car charging plugs and preferred parking for alternative fuel vehicles, which help to encourage use/purchase of more eco-friendly vehicles.

Densely developed areas can create what is known as an urban heat island effect, which results in a much warmer atmosphere over the urban area than neighboring rural areas. To help alleviate this, Bay House used Energy Star compliant, highly-reflective, high-emissivity roofing as well as highly-reflective exterior wall finishes.

Permanent walk-off mats were located at the building entrance to help reduce the amount of pollutants brought into the building. Other approaches to provide improved indoor air quality were installation of highly-efficient MERV 13 air filters, use of low VOC paints, sealants, and adhesives, composite wood and insulation materials contained no formaldehyde, carpet installed in common areas was green certified, individual units used 100 percent hard flooring, and green cleaning products and practices are required for maintenance.

For occupant comfort and well-being, natural daylighting and views to the outside were provided for 75 percent of the interior areas. Noise pollution was reduced through increased sound transmission class ratings in wall assemblies and windows.

Resource efficiency measures included acquiring approximately 25 percent of the building materials from local or regional sources.

For disaster mitigation, the project used hurricane, impact resistant windows and doors as well as fire-resistant exterior finishes.

About the Florida Green Building Coalition

The Florida Green Building Coalition (FGBC) is a nonprofit 501(C)3 Florida corporation founded in 2000 dedicated to improving the built environment. Its mission is "to lead and promote sustainability with environmental, economic, and social benefits through regional education and certification programs." 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. Currently, FGBC is the leading certifier of green projects in Florida.

FGBC's membership is comprised of individuals and businesses from all areas of the building industry, including research, design, materials, products, construction, inspection, marketing, finance and public advocates. For more information about the FGBC "Florida Green" certification programs visit www.floridagreenbuilding.org.

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