

Beachwalk Resort: First FGBC Certified Green Building in Hallandale Beach

Beachwalk Hotel & Condominiums, a 300-unit upscale high-rise resort, is the first building in Hallandale Beach certified as a “Florida Green” High-Rise Residential Building 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.

Located along the shores of the Intracoastal Waterway in Hallandale Beach, Beachwalk provides a peaceful atmosphere, free from busy crowds and with exclusive private beach-club services. At the same time, Beachwalk is just minutes from golf and country clubs, thrilling racetracks and casinos, fun-filled parks and attractions, high-end shopping, world-class dining, entertainment, the arts, and more.

Towards sustainability, the project required that all building HVAC&R systems be free of hydrochlorofluorocarbons (HCFCs) and Halons. Inhalation of air containing high levels of some HCFCs may lead to health effects including chest tightness, irritation of the respiratory tract, and breathing difficulties. Exposure to high levels of some hydrochlorofluorocarbons may also affect the nervous system, heart, liver, kidney and reproductive system.



Other measures taken to ensure a healthy indoor environment for occupants and workers incorporated the use of products with no or low volatile organic compounds (VOCs), such as paints, sealants, carpet, and insulation. During construction, an indoor air quality management plan was followed to reduce possible particulate contamination of ducts and other airflow systems.

Biophilic design and architecture aims at creating strong connections between nature and man-made environments, and has proven benefits, including helping office workers be more productive, encouraging children to learn, and helping hospital

patients get better. Beachwalk provided 75 percent of the building’s interior spaces with natural daylighting and views to the outside. To provide quiet enjoyment within the hotel rooms and condo units, acoustical wall systems with sound reduction attributes were used.

The project recycled more than 75 percent of its construction and demolition waste, and used recycled materials when possible.



For disaster mitigation, Type 1-A fire-resistant, non-comustible construction was used for a 3-hour fire safety period of exterior walls and structural frame. Floor/Ceiling assemblies have a 2-hour rating. In addition, impact-resistant glazing and fire-resistant exterior wall cladding, roof covering and sub-roof, soffit, and vent materials were used.

To minimize the project’s site footprint and disturbance, parking lifts were utilized. This technology enables

parking more cars in less space, thus potentially allowing for more green space around the building. Other benefits are reductions in traffic congestion and pollution.

For water conservation, low-flow plumbing fixtures were used, a hot water recirculation system was installed, drought tolerant landscaping was installed, and an efficient irrigation system reduced potable water use by 75 percent.

<http://beachwalkresortfl.com/>