



Evernia Place – Top Scoring FGBC Green Certified High-Rise in State

Certified: December 31, 2014
Points Achieved: 65
FGBC Version 1
Project Evaluator: Larry Hale

Evernia Place, an 85-unit affordable senior housing project in West Palm Beach, has been 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. Evernia Place achieved 65 points of the 50 minimum required score, making it the **highest scoring FGBC Green High-Rise project** certified to date.

Evernia Place was sited on an infill property in a redevelopment area of the city, which utilized existing infrastructure, eliminating the need for construction of additional roads and public services.

The project performs over 25 percent more efficiently than required by the Florida Energy Code, providing the residents with low energy bills. Each unit is equipped with Energy Star Appliances, energy-efficient lighting and high-efficiency air conditioners.

The cumulative water savings will easily exceed 50 percent over traditional construction through the use of low-flow, highly-efficient interior water fixtures and appliances, plus the incorporation of Florida Friendly Landscaping and soil moisture sensors.



The most impressive part of this project is how Evernia Place weighs all of the concepts of sustainability – putting the residents, the environment, and the economics in balance to provide a great sense of community, easy access to services, and affordability.

Specific green features include

- A design that is 15% more efficient than Florida Code
- All building HVAC&R systems are free of HCFC's and Halons
- Owner purchases 75% certified green power
- All appliances are Energy Star certified
- Water heater is installed in a central location
- All ductwork and joints are sealed with mastic
- Maximum installed lighting of less than 05 watts per square foot of living space
- Landscape comprised of a minimum of 75% of drought tolerant plants
- Reduces potable water consumption for irrigation on 75% of area irrigated
- All toilets and fixtures installed have flush/flow rates lower than required by EPACT
- Each shower is equipped with only one showerhead
- Faucet aerators are installed on all fixtures
- The project was not developed on prime farmland, flood prone areas, habitat for threatened species, within 100ft of a wetland, or on public parkland
- Is within a minimum of 1/2 mile of one rail node or 1/4 mile of one or more bus lines
- Provides securing locations for bicyclers and showering and changing rooms for 5% of total occupants
- Does not exceed the minimum zoning parking requirements
- Limits site disturbance to 40 feet beyond the building perimeter
- Exceeds minimum zoning requirements for open space by 25%
- No net increase in stormwater runoff from pre-development conditions to post-development
- Provides onsite treatment of stormwater to remove 80% of total suspended solids (TSS) and 40% of total phosphorous (TP)
- Provides onsite measures to reduce heat island effects
- Provides either a green roof (50% of roof area) or Energy Star Certified roofing material (75% of roof area)
- Light Pollution Reduction - Outdoor lighting provides lower light levels than those recommended by the Illuminating Engineering Society of North America (IESNA)
- Smoking is allowed only in designated smoking areas
- Building systems are designed to provide fresh air to support the health, safety, comfort and well-being of building occupants through an air exchange effectiveness greater than or equal to 09 as determined by ASHRAE 129-1997
- All adhesives and sealants meet VOC limits



- All carpet and carpet products meet the Carpet & Rug Institute Green Label Certification Program
- All composite wood and agrifiber products contain no added urea-formaldehyde
- All paints meet VOC limits of Green Seal requirements
- All insulation products are free of formaldehyde
- Owner maintains the property utilizing environmentally friendly cleaning products
- Provides minimum of one operable window and one lighting control zone per 200 sf for all areas within 15 ft of perimeter
- Provides 50% of all occupants individual control of airflow temperature, and lighting
- For 75 % of building occupants provides a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building
- All grout lines between tiles are less than 3/16" wide for easier cleaning
- Sealed combustion water heater, or use of an electric water heating system
- Use of an electric heating system such as a heat pump to eliminate harmful combustion effects
- Installed armored/metal hoses on all fixtures/appliances
- Project has infrastructure for recycling paper, cardboard, glass, plastics, and metal
- Project diverts a minimum of 75% of all waste from landfill
- Incorporates 25% (based on material cost) recycled materials
- Uses a single-lever shutoff valve requiring only a 90-degree turn
- Project purchased 20% (based on cost) of materials from within a 700-mile radius of project site
- Utilizes impact-resistant glazing and impact-resistant entry points
- Slab elevation is 12" above 100-year flood plan, and all grades around building slope away
- Utilizes fire-resistant exterior wall cladding, roof covering or sub-roof, soffit, and vent materials
- FGBC Designated Professional was involved with project design & construction
- No Cypress mulch is used
- Carpet tiles are used common areas to reduce waste sent to landfills since small portions can be replaced as needed
- Utilizes light colored interior finishes
- Easy access to basic services
- Is located in an FGBC Certified Green Local Government

Evernia Place is ideally located within walking distance of CityPlace,” said Jack Weir, president of Eastwind Development. “It will appeal to adults 62 and older who enjoy access to the restaurants, shopping, culture and waterfront of downtown West Palm.”

The community was designed to provide extremely affordable (\$700-\$824) one and two bedroom units for active seniors. The pet-friendly project features an expansive lounge with sitting area and large screen television, business center, clothes care center, fitness center, large



sun deck with swimming pool with grilling area, bocce court, & a sixth floor reading deck and gaming room for resident enjoyment. There will also be wireless high-speed internet access throughout the community area and swimming pool area.