

January 13, 2014

Cenk Appointed to FGBC Board



Bob Cenk, vice president of Homecrete Homes in Port St. Lucie, has been appointed to the Florida Green Building Coalition (FGBC) Board of Directors to serve as the representative from the Florida Home Builders Association, which endorsed the FGBC standards in 2008.

Cenk has over 30 years' experience in construction and has worked all over the United States and the Virgin Islands. He is the Immediate Past President of the Treasure Coast Builders Association (TCBA) and was twice named Builder of the Year by the TCBA. Bob currently serves as chair of the TCBA Green Building/Remodeling Council.

[Homecrete Homes](#) builds all of its projects using insulated concrete forms and other green building technologies, so Bob brings a wealth of expertise to the FGBC Board. That, coupled with the fact that Homecrete certifies to the FGBC "Florida Green" Home Standard, gives Bob a unique perspective in helping FGBC better serve its members and the industry.



Green Still Earning High Approval Rates, But . . . Recurring Performance Issues Need Addressing

Recent research shows the vast majority of green homebuyers are pleased with their home choices and would wholeheartedly recommend a green home to friends. Buyers enjoy the lower energy and water bills, healthier indoor environment, and knowing they made

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a choice that will benefit the environment. But, there are some recurring performance issues buyers of green homes experience that may negatively impact the long-term health and growth of the green building industry. Topping the list of recurring issues are:

- Slow delivery of hot water
- High indoor humidity or inadequate ventilation
- Window performance
- Unmet expectations (energy bills)

Fortunately, these issues are readily addressable with currently available solutions. Some of these points of dissatisfaction can be solved with slight reconsideration of plumbing and HVAC system designs and product selections. Some can be remedied simply through better communication between builder and buyer, as green home features sometimes require buyers to modify the way they are used to living in their homes.

Regardless of the remedy sought, consistently it is found that features that reduce a buyer's comfort and/or convenience are almost always bad choices - even when the buyers seem to agree at first that they can live with the changes. [\[More\]](#)

Advanced Framing Provides Substantial Savings

Building America field studies involving thousands of homes have verified significant savings (exceeding \$1,000 per home) in energy, materials, and labor when production builders apply advanced framing techniques.

Building America's teams of building science experts have developed key technical reports (130 in fiscal year 2013 alone) that describe home energy innovations and provide steps for successfully implementing energy efficient solutions. Building America identified ten of these energy saving strategies as "top innovations" to transform the residential building industry. [\[Read More\]](#)

APA has produced a new online video to educate builders about the advantages of advanced framing, designed to remove redundant and unnecessary framing members and replace them with more cavity

[GreenTrends](#)

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Articles of Interest

[Interior Design Trends to Look for in 2014](#)

[Florida May Soon Pass New York in Population](#)

Education Opportunities

January 14, 2014 12 p.m.-1 p.m.
Home Energy Scoring Tool Webinar
[\[Register\]](#)

Funding Opportunities

Florida Housing Finance Corporation
Multi-Family Programs
[\[More\]](#)

Calendar of Events

January 28-29, 2014
Florida Water StarSM Accredited Professional Training and Exam
University of Florida, IFAS
Jacksonville, FL
[\[More\]](#)

February 3-5, 2014
The Packaging Conference
Rosen Shingle Creek
Orlando, FL
[\[More\]](#)

February 4-6, 2014
International Builders Show
Las Vegas Convention Center
Las Vegas, NV
[\[More\]](#)

February 20, 2014
(8 a.m. - 3 p.m.)
CAI Suncoast Chapter Tradeshow
Tampa Convention Center
Tampa, FL
[\[More\]](#)

insulation to optimize material usage and increase energy efficiency.

While the "[Advanced Framing: Meet Structural Code & Energy Requirements](#)" video provides a general introduction to advanced framing concepts, [APA's Advanced Framing Construction Guide](#), Form M400, details several specific advanced framing techniques, including 2x6 wood framing spaced 24 inches on center, insulated three-stud corners and two-stud corners with ladder blocking, single headers and insulated headers, and multiple options for wall intersections.

Applying Best Practices to Florida Local Government Retrofit Programs

Comprehensive renovations of foreclosed homes provide numerous opportunities to improve whole house energy efficiency.

A report titled "Applying Best Practices to Florida Local Government Retrofit Programs" released in December 2013 by the U.S. Department of Energy and its Building America program provides recommendations for local governments and nonprofit affordable housing providers on incorporating best practices into master specifications for community-scale deep retrofits.

Lessons learned through research projects with the city of Fort Myers, the city of Melbourne, and Brevard County, combined with refined best practices, provide guidance for program managers striving to achieve deep retrofit goals in the context of a foreclosed home renovation in pre-energy code era homes.

The report includes checklists, contract templates and current best practices recommendations. [[Get the report](#)]

Managing Rising Construction Costs Will Be 2014 Challenge for Developers

One of the biggest challenges facing the real estate industry in 2014 will involve managing construction costs. Construction expenses have increased almost

February 24-26, 2014 RESNET Building Performance Conference

Sheraton Atlanta Hotel
Atlanta, GA
[[Register](#)]

February 27-28, 2014 MiaGreen Expo

Miami Beach Convention Center
Miami Beach, FL
[[Register](#)]

Certification News

Commercial

Registered: 27
Certified: 8

High Rise

Registered: 12
Certified: 2

Homes

Registered: 6857
Certified: 6683

Land Developments

Registered: 53
Certified: 13

Local Government

Registered: 68
Certified: 46

Multi-Family

In 2013
222 Units

Recent Certifications & Registrations

City of Fort Lauderdale

Level: Gold
Score: 51.1%
Certified: 12/13/13

Costa Hollywood

Location: Hollywood
Type: High-Rise
Size: 550,000 sf
Registered: 12/19/13

FGBC Committee Meetings

Board of Directors

2nd Wednesday
Monthly
3 p.m.

15 percent in the past six months alone, with labor and materials becoming increasingly expensive as the industry rebounds, said Philip J. Spiegelman, who with International Sales Group partner, Craig Studnicky, has generated more than \$8 billion in sales for leading real estate developers.

"If the trend continues, the largest and best-leveraged developers are likely to be the ones succeeding in the new year," Mr. Spiegelman said.

"We talk about this almost every day," he said. "Those entering will be challenged to manage costs, and know how to manage sales pricing."

Developers tend to predict a sales price three years into the future - well before they begin construction. But with costs rapidly changing, they'll have a tough time accurately estimating expenses. [\[More\]](#)

Neal Communities Has Banner Year

By Paul M. Thompson, Florida Home Builders Association

Lakewood Ranch-based Neal Communities closed out 2013 with 826 new home sales - a more than 35 percent increase from 2012 - across 16 communities from Manatee to Lee counties. All of Neal Communities homes in Lakewood Ranch are certified by the Florida Green Building Coalition (FGBC). FGBC Certifying Agent Drew Smith of Two Trails, Inc. in Sarasota, oversees most of the FGBC certifications.

"With homes ranging from \$150,000 to over \$2 million, our largest numbers came from the \$250-\$350,000 price range," said Pat Neal, President and CEO of the privately home building company.

About 44 percent of Neal's new home sales were pre-sales. Neal opened 10 new communities in 2013 and launched a South Florida Division based in Bonita Springs, with communities in Lee and Collier counties. Neal Communities closed on its 9,000th home in the spring of 2013. The builder expects to celebrate its 10,000th closing in 2014.

The company, which has recently entered the Tampa market, is vertically integrated, controlling many aspects of the building process with staff handling land

Commercial

1st Tuesday
Monthly
3 p.m.

Education

1st Thursday
Monthly
3:30 p.m.

High-Rise

3rd Tuesday
Monthly
11 a.m.

Homes and Affordable Housing

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

Land Development

4th Wednesday
Bi-monthly
4 p.m.

Local Government

1st Tuesday
Monthly
10:30 a.m.

Membership and Programs & Promotions

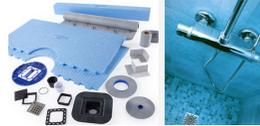
(Joint Meeting)
1st Wednesday
Monthly
3 p.m.

acquisition, development, and construction. PureStyle is Neal's design company, headed by Charlene Neal, and Waterscapes Pools & Spas is its pool company. The builder has joint ventures with a title and an insurance company, and owns a home owners association management company.

New Products Update

DUROCK Offers Waterproofing Shower System

DUROCK Shower System is a fully-bonded waterproofing system for tiled shower installations. It consists of pre-sloped EPS foam shower trays; a durable waterproofing membrane; and an easy-to-install drain assembly [\[More\]](#)



Bamboo Dimensional Lumber Offered by Smith & Fong

Smith & Fong, the long-time purveyor of bamboo flooring, interior wall panels and countertops, has expanded its line with a new family of bamboo dimensional lumber that can be used for furniture, fixtures, door and window jams and other decorative applications. [\[More\]](#)



Simonton Debuts Hurricane-Zone Patio Door

Simonton Windows has introduced a new StormBreaker Plus vinyl sliding patio door that is approved for High Velocity Hurricane Zones such as Miami-Dade County. Products feature a beveled-frame design, reinforced profiles for added strength and a variety of glass, grid and energy efficiency options. [\[More\]](#)

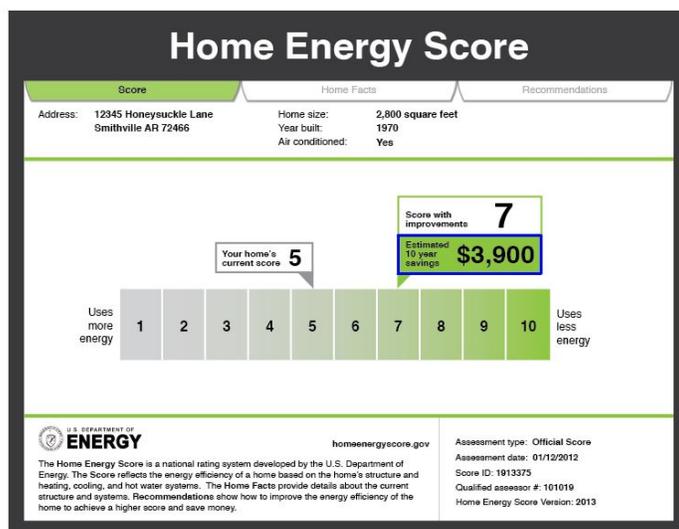


The Energy Department will present a live webinar titled "Introducing the 2014 Version of the Home Energy Scoring Tool" on Tuesday, January 14, from 12 p.m. to 1 p.m. Eastern Standard Time.

The Home Energy Score program is set to release its first major update to the [Home Energy Scoring Tool](#) in January 2014. After more than a year of implementation and feedback from partners, DOE made significant improvements to the Scoring Tool's calculation methodology, user interface, and its ability to motivate homeowner investment in energy improvements.

Join the webinar to learn about the updates and to find out how utilities, states and local governments, and others can use the Scoring Tool to support residential energy efficiency goals. [[Register](#)]

The Home Energy Score is similar to a vehicle's mile-per-gallon rating. The Home Energy Score allows homeowners to compare the energy performance of their homes to other homes nationwide. It also provides homeowners with suggestions for improving their homes' efficiency.



The process starts with a Home Energy Score Qualified Assessor collecting energy information during a brief home walk-through. Using the Home Energy Scoring Tool, the Qualified Assessor then scores the home on a scale of 1 to 10. A score of 10 indicates that the home has excellent energy performance. A score of 1

indicates the home needs extensive energy improvements. In addition to providing the Score, the Qualified Assessor provides the homeowner with a list of recommended energy improvements and the associated cost savings estimates.

FGBC Welcomes New Members & Certifying Agents

James Pooler, [Duke Energy](#), Lake Mary, FL

Robert Cenk, [Homecrete Homes](#), Port St. Lucie, FL