

December 11, 2013



## SB 372 Would Exempt State Review Of Larger Developments in 6 More Counties

A bill filed in advance of the 2014 legislative session would allow six more counties to avoid review by the state of some growth management decisions, continuing a trend in recent years of increasingly less state oversight.

In 2009, the Legislature passed SB 360 exempting counties designated as "dense urban land areas" from state review for "developments of regional impact." It applied to counties with populations of 900,000 and at least 1,000 people per square mile of land area, unless the proposed developments were in designated "urban service areas" around cities.

In 2013, 242 cities met the requirement along with eight counties: Broward, Duval, Hillsborough, Miami-Dade, Orange, Palm Beach, Pinellas and Seminole. SB 372, filed by Sen. Bill Galvano, would provide the dense urban land area designation to counties with at least 300,000 or densities of 400 people per square mile. Fourteen cities would fall within the exemption along with six additional counties: Brevard, Lee, Manatee, Pasco, Sarasota and Volusia, according to Galvano's office.

### In This Issue

[SB 372 Would Exempt State Review of Larger Developments in 6 More Counties](#)

[ANSI Approves Rainwater System Standard](#)

[FHFC Receives \\$6 Million in Energy Funds](#)

[2013 Top Innovations for High Performance Homes](#)

[Most Effective Joists to Seal for the Biggest Impact](#)

[Floridians Are Driving Less, Relying More on Mass Transit](#)

[US Dept of Defense Accepts Green Globes for Assessing Building Sustainability](#)

[Sarasota-Manatee to Host World Cup Sporting Event](#)

[What's Behind the Green Globes Attacks on LEED](#)

[Florida Falls Below Six More States in Solar Efforts](#)

[How Builders Can Thwart Low Appraisals](#)

[FPL Solar Rebates, Residential and Commercial Programs Available](#)

[Calendar of Events](#)

[Certification News](#)

[Palm Coast Prioritizes Green Building with Incentives](#)

[South Daytona Offers Water Conservation Rebates](#)

[PCHA Undertakes French Villas Rehab](#)

[Housing Market Outlook Shows Major Mortgage Shift](#)

[New Rule Simplifies Loan Paperwork for Homebuyers](#)

[FGBC Welcomes New Members](#)

## ANSI Approves Rainwater System Standard

The ARCSA/ASPE/ANSI 63-2013: Rainwater Catchment Systems was approved as an American National Standard by the American National Standards Institute (ANSI) on November 14, 2013.

Jointly developed by the American Society of Plumbing Engineers (ASPE) and the American Rainwater Catchment Systems Association (ARCSA), and co-sponsored by the International Association of Plumbing and Mechanical Officials (IAPMO) and NSF International, ARCSA/ASPE/ANSI 63-2013 is designed to assist engineers, designers, plumbers, builders, developers, local government officials, and end users in safely implementing a rainwater catchment system using precipitation from rooftops and other hard, impervious surfaces. The collected rainwater can be subsequently used for irrigation, laundry, hygiene, or even potable water applications if the appropriate treatment and materials have been certified for the specific end use. Existing NSF/ANSI standards covering roofing and collection system materials and treatment devices for potable water applications are referenced in the standard. To download a copy of ARCSA/ASPE/ANSI 63-2013, visit [ASPE.org](http://ASPE.org).

## FHFC Receives \$6 Million in Energy Funds

The Florida Housing Finance Corporation (FHFC) received approximately \$6 million in funding from the State Energy Office (within the Florida Department of Agriculture and Consumer Services) to capitalize a revolving loan fund for multifamily energy retrofits. The purpose of these loans is to reduce energy use and cost in multifamily buildings contained within FHFC portfolio by updating and replacing old, inefficient building components with energy-efficient components. Properties in Florida Housing's portfolio that are at least 15 years old and meet certain eligibility requirements will be able to apply for these funds in 2014. Stay tuned for more information on this program.

## Building Technology Update

### Top Innovations for High-Performance Homes

Building America research has resulted in over 30 major innovations that are critical to high-performance new and existing homes. This year's awarded innovations include:

#### [Advanced Framing](#)

The Home Innovation Research Labs (formerly known as the National Association of Home Builders Research Center), has been investigating this issue, seeking to

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## Articles of Interest

[US Dept of Defense Accepts Green Globes for Assessing Building Sustainability](#)

[Sarasota-Manatee to Host World Cup Sporting Event](#)

First U.S. region selected for world cup modern pentathlon final

[What's Behind the Green Globes Attacks on LEED](#)

[Florida Falls Below Six More States in Solar Efforts](#)

[How Builders Can Thwart Low Appraisals](#)

## Funding Opportunities

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

## Calendar of Events

**January 28-29, 2014**  
**Florida Water Star<sup>SM</sup> 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 10-13, 2014**  
**2014 Indoor Environmental Health & Technologies and Lead & Healthy Homes Grantees Conference**  
Holiday Inn Capitol  
Washington, DC  
[\[More\]](#)

find simpler, cost-effective methods for implementing advanced framing techniques. They have tested three advanced framing techniques that improve the thermal performance of the building enclosure, reduce the cost of energy-efficient construction, and simplify the construction process, all while accommodating higher levels of building perimeter insulation. These new framing solutions are 1) continuous drywall at interior partitions, 2) rim joist window headers, and 3) continuous sheathing for raised heel trusses. [\[More\]](#)

### **[Buried and Encapsulated Ducts](#)**

Estimated thermal losses through ducts installed in unconditioned attics range from 10% to 45%, contributing significantly to homeowners' heating and cooling costs. The Consortium for Advanced Residential Buildings (CARB), a Building America research team, has developed an insulating method it terms buried and encapsulated ducts (BEDs). Rather than hanging the ducts up in the rafters using strapping, the ducts are laid on the attic floor and buried in several inches of loose-fill insulation. In humid and mixed climates, the ducts should be encapsulated in closed-cell polyurethane spray foam insulation before being covered with loose-fill insulation. The spray foam also provides the added benefit of additional air sealing, although CARB recommends that the ducts be air sealed before encapsulating in foam. In comparison to insulating the entire attic by spray foaming along the underside of the roof deck, BEDs are less expensive to install because less spray foam is needed to cover only the ducts. A standard application costs about \$600 to \$1,000 and this cost increase might be offset by allowing for a smaller capacity HVAC system. [\[More\]](#)

Read about these other award-winning innovations:

- [Zero-Energy Ready Homes](#)
- [Exterior Rigid Insulation Best Practices](#)
- [Window Replacement](#)
- [Quality Management & Tools](#)
- [Home Performance Standardized Data Sharing System](#)

### **Most Effective Joints to Seal for Biggest Impact**

The typical single-family detached residence has nearly one mile of joints and openings that leak air and allow moisture, cold drafts, and noise to enter the home. The builder with a limited budget can't seal every nook and cranny. So, which joints would you seal first if what you are trying to accomplish was the biggest impact for the smallest investment on a blower door result?

To find out, Owens Corning conducted year-long research, taking thousands of measurements on wall and ceiling assemblies subjected to controlled conditions in its laboratory as well as in a ranch-style house after it was sheathed, house wrapped, and clad with modern building material.

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

**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: 10  
Certified: 2

**Homes**  
Registered: 6853  
Certified: 6639

**Land Developments**  
Registered: 53  
Certified: 13

### **Local Government**

Registered: 68  
Certified: 46

Congrats to Dunedin:  
1st FGBC Platinum-level  
Local Govt Certification!

**City of Dunedin**  
Level: Platinum  
Score: 71.4%  
Certified: 11/15/13

**Multi-Family**  
In 2013  
222 Units

### **FGBC Committee Meetings**

**Board of Directors**  
2nd Wednesday  
Monthly  
3 p.m.

**Commercial**  
1st Tuesday  
Monthly  
3 p.m.

**Education**  
1st Thursday  
Monthly

The project measured the leakage rates of 17 common house joints, then ranked which ones builders could seal, if sealing all joints is not possible, to get the best benefit in order to pass a blower door test.

The Owens Corning research confirmed the Energy Star assumption. Leakage from the top plate to attic was considerable, 0.03 to 0.7 CFM50 per foot of joint and approximately 0.03 to 1.6 ACH50 for the whole house result. The study states that the average-sized house can have more than 500 feet of this joint. The size of the gap between the drywall and framing at this location can be relatively large due to misalignment in framing (stud-to-plate) or the presence of top plate-to-rafter ties (hurricane ties), which can create a localized offset of 3/16 to 1/4 inches between the dry wall and plate.

Other openings ranked most effective for sealing are band/rim joist joints. These openings are the only wall joints that are not meaningfully constrained by drywall, so once air passes the exterior skin associated with a band joint, it typically flows to a large, open space in the floor system and travels unimpeded. The top and bottom of the band opening leaked an average of 0.86 CFM50 per foot, which results in about 0.4 ACH50 for the whole house result.

The rankings are obvious, but the study results enable builders to take their budget for sealing, measure how many feet or units of particular openings are in their house, and use the unit leakage rates to select the biggest problem areas that they can seal to the greatest effect. [[More](#)]

## Floridians Are Driving Less, Relying More on Mass Transit

A study released by the [U.S. Public Interest Research Group](#) found that people living in Florida's most populous areas are driving less, mirroring a national trend among urbanites. And in places like Sarasota, Miami and the Tampa Bay area, people are relying more on public transportation, such as buses and rail, to ferry them around.

In the Tampa-St. Petersburg area, the average miles driven per resident fell by about 7 percent from 2006 to 2011, a figure that nearly matches the national average. Over nearly the same period, the average number of passenger miles traveled - a measure of public transit use - rose by nearly 19 percent.

In Miami, the average resident drove almost 9 percent fewer miles in 2011 than in 2006. In Jacksonville, miles driven fell by about 11 percent. And in Orlando, they dropped by 6 percent.

3:30 p.m.

**Hi-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.

In the Sarasota-Bradenton area, mass transit use appears to have exploded. The area saw an 80 percent increase in average passenger miles traveled from 2005 to 2010. [[More](#)] [[Full Report](#)]

### Palm Coast Prioritizes Green Building with Incentives

The city of Palm Coast, a certified FGBC Green Local Government, has established a variety of green certification incentives applicable to new and existing residential and commercial buildings, as well as land development projects. Among the rewards offered are:

- \$300 rebates for residential new construction and remodeling projects
- \$1000 rebates for commercial new construction and retrofit projects
- Fast-track permitting (priority status) for projects seeking green certification
- One optional and no-cost certification service specific to FGBC certification per applicant
- Project recognition and awards for green certified projects

While the Palm Coast "Green Development Program" is voluntary, it does require proof of certification to earn the rebates. The FGBC "Florida Green", LEED, Green Globes, and Florida Water Star<sup>(SM)</sup> are qualifying certifications.

Palm Coast is to be commended for broadening sustainability practice beyond its own operations and stimulating community actions.

### South Daytona Offers Water Conservation Rebates

The City of South Daytona has established a low flow toilet rebate program to reduce the amount of wastewater produced. Toilets being replaced with ultra-low flush models can qualify for a \$50 rebate per toilet replacement. The rebate requires a form to be completed with the original toilet receipt, and is limited to two rebates per customer. Only toilets installed before 1991 qualify for this rebate, since after that year toilets were required to only use 1.6 gallons per flush.

South Daytona is not new to being a green government. In 2009, it was awarded gold-level Florida Green Local Government designation from the Florida Green Building Coalition. The City is dedicated to creating water and energy conservation programs through their sustainability plan. [[More](#)]

### PCHA Undertakes French Villas Rehab

The Pinellas County Housing Authority (PCHA) announced that it has closed on \$24 million in funding for the preservation and renovation of the French Villas public housing apartments in unincorporated Pinellas County. Thanks to a competitive low-income housing tax credit allocation secured by PCHA's development partner, Norstar Development USA, LP, from Florida Housing Finance Corporation, and the sale of those tax credits to Raymond James Tax Credit Funds for more than \$16 million and construction and permanent financing from Raymond James Bank in excess of \$13,000,000, all 184 units at French Villas will undergo a complete gut rehab, with new infrastructure and community facilities planned as well. Pinellas County has pledged \$300,000 in HOME funds to the project.

## Housing Market Outlook Shows Major Mortgage Shift

Freddie Mac's U.S. Economic and Housing Market Outlook forecasts a major transition in the coming year from a refinance-dominated mortgage market to a first purchase-dominated market - the first such market since 2000, the government-sponsored enterprise announced in November. [[More](#)]

## New Rule Simplifies Loan Paperwork for Homebuyers

The Consumer Financial Protection Bureau issued a rule Nov. 20 requiring easier-to-use mortgage disclosure forms that simplify the paperwork that consumers receive when they apply for loans. The new "Know Before You Owe" mortgage forms are required by the Dodd-Frank Act and will take effect August 2015. [[More](#)]

## FGBC Welcomes New Members & Certifying Agents

**Stephen Gravett**, [Kennedy Homes, LLC](#), Boca Raton, FL

**David Burch**, [E3 Building Sciences](#), Bonita Springs, FL

Sincerely,

*Suzanne Cook*  
*FGBC Executive Director*