

May 9, 2014



FI-FOIL'S HYBRID INSULATION SYSTEM
Low Cost R-21 Walls

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DOE Study Shows Impacts of Energy Efficiency On Financial Performance in Green Buildings

The Department of Energy conducted a review of existing market research on the impact of energy efficiency and green labels on the financial performance of buildings. The goal of the effort was to determine the extent to which empirical evidence currently available to the market demonstrates that efficiency contributes to overall building financial performance.

The conclusions of the review effort summarizes over 50 relevant studies that examined a range of potential outcomes from efficiency, including operating expenses, rents, vacancy, sales prices and other drivers of Net Operating Income and Asset Value.

The majority of research to date uses LEED or ENERGY STAR certifications as the means of distinguishing between efficient or sustainable buildings and conventional buildings. However, it is logical to infer that similar certification programs, such as the Florida Green Building Coalition's standards would produce similar results.

Forty-four different organizations generated the 51 studies reviewed in this analysis. Studies sampling thousands of buildings nationwide found that buildings with LEED and ENERGY STAR certifications have:

- Higher Rental Rates - LEED buildings display a 15.2-17.3% premium and ENERGY STAR buildings display an 7.3-8.6% premium over similar non-rated buildings

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- Higher Occupancy Rates - LEED buildings have 16-18% higher occupancy than non-rated buildings, while ENERGY STAR buildings have 10-11% higher occupancy.
- Lower Utility Costs - Electricity and gas expenses in ENERGY STAR buildings are more than 13% lower compared to similar* non-rated buildings
- Increased Sales Prices -LEED buildings exhibit a 10-31% premium and ENERGY STAR buildings exhibit an 6-10% premium over non-rated buildings
- Low Construction Cost Premiums - Construction costs for LEED buildings are typically equal to or only slightly greater than the costs for non-rated buildings, primarily due to the costs of certification (approximately 2%)

A webinar on Wednesday, May 21, 2014, 1 p.m. EDT will present the findings and discuss areas that have been identified for further research.

[\[Download the Report\]](#) [\[Register for the Webinar\]](#)

Raised-Heel Trusses Can Improve Energy Efficiency

A new System Report from APA addresses a recommended solution for improving energy efficiency in an area of the wall assembly that often has a lower R-value. The point where trusses meet the top of the wall framing typically has reduced space for insulation, because of the truss angles down to the top of the wall. By using raised-heel trusses, as described in the new System Report, Use of Wood Structural Panels for Energy-Heel Trusses, Form SR-103, builders can provide sufficient space for full-depth, uncompressed insulation and improve overall energy efficiency.

The System Report provides a pre-engineered alternative to the complex International Residential Code (IRC) requirements for attaching raised-heel trusses: combine the trusses with wood structural panels to resist the loads that act on the truss connection. This solution meets the lateral and wind uplift load requirements of the IRC without additional cutting or blocking, and the strong and stable wood structural panels are easily joined to the building.

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Quick Links

[Join FGBC](#)

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Education Opportunities

May 14, 2014 12 p.m. 2014 Legislative Wrap-Up (Webinar)

1000 Friends of Florida Cost: \$10

[\[Register\]](#)

May 15, 2014 12 p.m. Building Energy Optimization Tool Training (Webinar)

[\[More\]](#)

GreenTrends 2014 - Register Now to Attend Florida's Foremost Green Building Conference



Ideas come alive at GreenTrends. In the exhibit hall you'll find connections with companies offering innovative solutions to help you create positive impacts - for your business and your community. Engaging speakers take your professionalism one step higher. And fun-filled, friendly social events offer critical face-to-face networking where success stories begin. www.GreenTrends.org

Discover all GreenTrends Has to Offer:

Next Level Education

Get excited all over again about green building with stimulating sessions from engaging speakers on topics such as net zero readiness, commercial retrofitting, advance building techniques and products that improve energy efficiency, future trends in land development, getting the MLS and appraisers on board with green values, digital marketing with social media, and 2014 legislative policies that will impact the green building industry.

A Powerful Network of Green Professionals

Find dedicated green professionals pushing the envelope and looking for successful, unique tools and resources to grow their business.

Next generation of influential specifiers

Discover a diverse group of emerging green specifiers looking for innovative and sustainable ideas to offer their clients.

Prominent Companies Delivering Innovative Business Solutions

Feel confident that your time at GreenTrends will bring you face-to-face with trusted green companies able to solve your challenges and offer new perspectives on sustainable approaches.

Offered by US DOE
[\[Register\]](#)

May 21, 2014 3 p.m.
High-Performance Building Enclosures Existing Homes, Part 1 (Webinar)
Offered by US DOE
[\[Register\]](#)

May 21, 2014
Florida Water Star Accredited Professional Training
Ocoee, FL
[\[More\]](#)

May 24, 2014
LED Lighting (Webinar)
[\[More\]](#)

August 12, 2014
FGBC Certifying Agent Annual Verification Class
Sarasota, FL
[\[More\]](#)

Funding Opportunities

FHFC Multifamily Energy Retrofit Program (MERP)
[\[More\]](#)

[St. Johns River WMD Water Programs](#)

[South Florida WMD Water Programs](#)

[Southwest Florida WMD Water Programs](#)

Articles of Interest

[SBA Helps Businesses Grow Through Green Efforts](#)

[Trulia - Americans Prefer Newly Built Homes Modern Features, Customizing Top Reasons](#)

[Sarasota County Makes Effort to Promote Electric Vehicles](#)

[Miami-Dade School Board Votes to Turn Vacant Land into Community Gardens](#)

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AND SAVE**

\$100



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Bird Discount**

*Reserve your booth
early for added
bonuses.*

Offer Expires May 31, 2014.

www.GreenTrends.org

*Join us August 13-15, 2014
at the Ritz-Carlton Sarasota*

[2014 Florida Legislative
Results](#)

Calendar of Events

May 28-31, 2014
**FL City & County Mgmt
Assn (FCCMA)**
Hilton Orlando
Orlando, FL
[\[More\]](#)

June 6-7, 2014
Go Solar Fest
Broward County
Convention Center
Fort Lauderdale, FL
[\[More\]](#)

GreenTrends Conference
August 13-15, 2014
Ritz Carlton
Sarasota, FL
[\[More\]](#)

U.S. Congress Introduces Transit-Oriented Development Infrastructure Financing Act

The Transit-Oriented Development Infrastructure Financing Act (S. 2275), introduced on May 1, 2014 (U.S. Congress), would make available loans or loan guarantees to support transit-oriented development projects. The Act would encourage community development that integrates housing, amenities and commercial development into walkable neighborhoods located near quality public transportation. The act would enable the existing U.S. DOT Transportation Infrastructure Finance and Innovation Act (TIFIA) program to provide loans, loan guarantees, and lines of credit to public infrastructure projects for those neighborhoods. Eligible borrowers, whether a state or local government or public-private partnership would have to demonstrate a reliable, dedicated revenue source to repay the loan needed for public infrastructure.

Florida in Cross-Hairs of Climate Change Says New Report from US Global Change Research

In a federal report being called "the loudest and clearest alarm bell to date" regarding climate change, the Tampa Bay area is labeled as one of three areas in Florida particularly vulnerable to rising sea levels, with the others being Miami and Apalachicola.

Certification News

Commercial
Registered: 29
Certified: 8

High Rise
Registered: 15
Certified: 2

Homes
Registered: 7550
Certified: 7340

Single-Family: 6154
Multi-Family: 1186

Land Developments
Registered: 62
Certified: 13

Local Government
Registered: 72
Certified: 50

**Recent Certifications
& Registrations**

City of South Miami
Local Government
Registration

City of Plantation
Local Government
Recertification
Registration

Brickell Heights 1 & 2
Location: Miami

The report, the *Third National Climate Assessment*, also warns of increases in harmful algae blooms off Florida's coast, worsening seasonal allergies for people already made miserable by springtime pollen, and heavier rainstorms and flooding in low-lying areas, such as the storm that clobbered the Panhandle recently. [[Report](#)]

A product of five years of work by a team of 60 scientists, the report spells out that climate change is not something awaiting in the future - it's affecting life now. Based on weather records going back to the 1800s, the period from 2001-2012 was the warmest on record globally. Summers are lasting longer across the United States, and storms are dumping more rain than ever before.

Meanwhile sea levels already have risen by about 8 inches since reliable record keeping began in 1880 and are projected to rise another 1 to 4 feet by 2100. That's already worsening rain-related flooding in the streets of coastal cities such as Miami.

The Southeast and Caribbean are exceptionally vulnerable to sea level rise, extreme heat events, hurricanes, and decreased water availability. The region has two of the most populous metropolitan areas in the country (Miami and Atlanta) and four of the ten fastest-growing metropolitan areas. Three of these (Palm Coast, FL, Cape Coral-Fort Myers, FL, and Myrtle Beach area, SC) are along the coast and are vulnerable to sea level rise and storm surge. [[Southeast Report](#)]

The cause, it says flatly, is "human activities, primarily the burning of fossil fuels." [[More](#)] [[US Global Change](#)]

Climate Reduces Electric Vehicle Range

According to new AAA research conducted with the AAA Automotive Research Center in Southern California, electric vehicle range can be reduced by an average of 57 percent based on the temperature outside. To better understand the impact of climate on electric vehicle batteries, AAA conducted a simulation to measure the driving range of three fully-electric vehicles in cold, moderate and hot weather. Temperature made a big difference in driving range

Type: High-Rise
Registered: 5/5/14

Centro
Location: Miami
Type: High-Rise
Registered: 5/5/14

FGBC Committee Meetings

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

Commercial
1st Tuesday
Monthly
3 p.m.

Education
1st Thursday
Monthly
3 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
Quarterly
4 p.m.

Local Government
1st Tuesday
Monthly
10:30 a.m.

Membership and Programs & Promotions
(Joint Meeting)
3rd Thursday
Monthly
2 p.m.

Job Opportunities

[APA Florida Job Board](#)

[Green Dream Jobs](#)

for all three EVs.

Vehicles were tested for city driving to mimic stop-and-go traffic, and to better compare with EPA ratings listed on the window sticker. The average EV battery range in AAA's test was 105 miles at 75 degrees Fahrenheit, but dropped 57 percent to 43 miles when the temperature was held steady at 20 degrees Fahrenheit. Warm temperatures were less stressful on battery range, but still delivered a lower average of 69 miles per full charge at 95 degrees Fahrenheit. [\[More\]](#)

Energy Efficiency Policies Database Allows Comparison of Cities, Policies, & Approaches

ACEEE's new State and Local Policy Database includes comprehensive information on energy efficiency policies currently implemented at the state and local level. The database tracks policy activity across multiple sectors, including state and local governments, utilities, transportation, buildings, combined heat and power, and appliance standards. Users can click on a state or city on the database map to learn more about the specific policies that encourage energy efficiency. Users can also look at a particular policy type and compare the approaches of all states or cities to that topic. [\[More\]](#)

Energy Benchmarking Law Passed In Montgomery County, MD

Montgomery County, Md., has become the first county in the nation to pass an energy benchmarking law, requiring owners of large nonresidential buildings to track and report their properties' energy use. The law requires the annual benchmarking, or tracking, of energy use in county-owned nonresidential buildings with an initial deadline of June 1, 2015; the benchmarking of privately owned nonresidential buildings of 250,000 or more square feet by Dec. 1, 2016; and the benchmarking of private nonresidential buildings of 50,000 to 250,000 square feet by Dec. 1, 2017.

A suburban county that borders Washington, D.C., Montgomery County has a population of more than 1 million. Discovery Communications, GEICO, and

Marriott International are among the companies headquartered there.

Appraisers Core Competencies For Valuing Green Being Developed

The Appraisal Foundation is developing a document to describe the fundamentals of the Valuation of Green Buildings. This document highlights the core skill sets and data necessary for appraisers to value green homes and commercial buildings properly, and provides guidance on how to obtain them. The second draft of the document is available for public review and will also be presented during a webinar on Wednesday May 14, at 1 p.m. EDT. [[Download Core Competencies](#)] [[Register](#)]

Green leases promote energy efficiency by creating lease structures that equitably align the costs and benefits of efficiency investments between building owners and tenants. Green leasing helps landlords and tenants work together to save money, conserve resources, and ensure the efficient operation of buildings.

Landlord-Broker leases must include capital (or tenant) cost recovery clause that can be used for energy efficiency-related capital improvements and three of the following:

- Minimum standards and/or tenant improvement specifications for energy efficient build-outs
- Regular tenant disclosure of utility data (Benchmarking)
- Submeter or separately meter tenant energy use
- Sustainable day-to-day building operations (HVAC, cleaning)
- Energy management plan for building systems

Tenant leases must include minimum standards for an energy efficient build-out and three of the following:
Site selection focused on sustainable features

- Regular disclosure of utility data to landlord (Benchmarking)
- Regular disclosure of building's ENERGY STAR score and/or other consumption data.

- Submeter or separately meter tenant energy use
- Preference for energy efficient improvements in space or building (specific clause can vary)

[\[More\]](#) [\[PowerPoint Presentation\]](#) [\[NRDC Lease Guide\]](#)

Green Lease Toolkit Available

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[\[More\]](#) [\[PowerPoint Presentation\]](#) [\[NRDC Lease Guide\]](#)

Goodbye Challenge Home Hello Zero Energy Ready Home

The DOE Challenge Home is changing its name to DOE Zero Energy Ready Home, in hopes of being more successful in engaging consumers.

Other key changes include:

- Full compliance with the Indoor airPLUS program (eliminating a lone exception on garage exhaust ventilation which wasn't needed following EPA's latest update of this spec in November 2013);
- Adding eligibility for some multifamily buildings four or five stories above grade (consistent with the ENERGY STAR Homes program); and
- Adding a dry climate design option for buried ducts, to satisfy the ducts-in-conditioned-space requirement.



These specs go into effect for homes permitted June 21, 2014 or later, but can also be utilized sooner if a builder/rater desires.

[\[Zero Energy Ready Requirements\]](#)

Legislature Approves \$167.7 Million For Affordable Housing

House and Senate budget negotiators have agreed to \$167.7 million in funding (out of a projected \$226.2 million from doc stamps) for affordable housing programs next fiscal year, meaning only \$58.5 million will be swept from the affordable housing trust fund.

What Does New Construction Mean to the Economy?

The National Association of Home Builders (NAHB) has release its latest analysis of the broad impact of new construction, indicating that building 1,000 average single-family homes generates:

- 2,970 full-time jobs
- \$162 million in wages

- \$118 million in business income
- \$111 million in taxes and revenue for state, local and federal governments

Similarly, construction of 1,000 rental apartments, including units developed under the Low Income Housing Tax Credit, generates 1,130 jobs while \$100 million in remodeling expenditures creates 890 jobs. Currently, housing comprises about 15.5 percent of GDP

Zillow Market Report: Home Values Reach Pre-Recession Values

Homes in more than 1,000 cities and towns nationwide either already are, or soon will be, more expensive than ever, erasing any losses in value experienced during the recession, according to Zillow.

U.S. home values climbed 5.7 percent year-over year in the first quarter, to a Zillow Home Value Index of \$169,800. National home values have climbed year-over-year for 21 consecutive months, a steady march upward that has helped put the housing recession almost entirely in the rearview mirror in 1,080 of the more than 8,700 cities and towns covered by Zillow.

In these areas, home values are already at or expected to reach pre-recession levels in the next year, including in many hard-hit areas. Among the 6,781 cities and towns covered by Zillow that experienced home value declines of 10 percent or more during the recession, values in 527 have either fully recovered or are expected to recover fully by the first quarter of 2015. [[More](#)]

LEGOLAND® Powered by Renewable Energy

LEGOLAND® Florida and Tampa Electric kicked off a groundbreaking partnership on Earth Day in a celebratory moment by making the 150-acre theme park run completely on renewable solar energy for the day - the first theme park to do so in the U.S. As part of the partnership, LEGOLAND® Florida will also permanently power a section of the park, Imagination Zone, on renewable energy.

The partnership also resulted in the installation of a 30-kilowatt solar panel array mounted atop the Imagination Zone attraction venue. Funded by Tampa Electric, the system supports Tampa Electric's

Renewable Energy program that lets the company's customers purchase a portion of their electricity from renewable sources.

A new display will be placed inside the park starting in June, featuring an interactive 6-foot LEGO® Earth model that educates guests on solar technologies. Located outside Imagination Zone, visitors will be able to affect the rate of LEGO® Earth's rotation with tactile solar panels. Guests will also enjoy an interactive zone that features LEGO® mini model communities running on renewable energy inside the Imagination Zone. [[More](#)]

Member Spotlight



Cindy Hall
Eco Solutions Marketing
Jensen
Beach www.EcoSolutionsMarketinginc.com

Eco Solutions Marketing, Inc. was born from a desire to help small business owners grow their business. I invite you to browse through our website and see if we can be of service to your company. I started ESM back in 2011 when I decided that I wanted to explore the more creative side of my brain and to put all of the years of experience and skills I had learned to benefit other companies. Ok, and I needed a job! After speaking to several of my colleagues in the business world, one of them asked me "What is your passion?" He said that if you find your passion, the rest of it will take care of itself and he was right.

I love being able to go in and help small businesses to ramp up their marketing efforts and grow their business. I love meeting new people, finding out what their needs are and helping them to achieve their goal without having to hire permanent staff. Let's face it - small businesses these days can't afford to hire a major PR firm. My goal is to help you set up or re-design your marketing strategies and then give you the tools to maintain it yourself. We can help you grow your company in the following areas: Website Design or Re-design, PowerPoint Presentations, Continuing Education Program Development, Brochures & other Marketing Materials, Social Media Set-up and Monitoring as well as Full Charge Accounting Services. Check out our website

for some of our customers.
Give me a call and let's see if we can't all grow
together!

*This section is available to all members of FGBC.
Submit your story to [FGBC](#).*

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[Anderson Custom Creations, Inc](#)

Cocoa Beach

Lee VanDegrift

[Westwater Construction](#)

Sarasota

(Rejoin)

Jerry Kubal

[NOVA Engineering and Environmental](#)

Tampa

Adam Jacobs

[City of Tallahassee](#)

Tallahassee