



FGBC



FLORIDA GREEN  
BUILDING COALITION

A Green Florida for a Blue Planet



# Remodeling Considerations

# Your Presenters



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## ES Green & Company, LLC

*"A Common Sense Approach"*

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# Remodeling Considerations

## Learning objectives

1. Identify code requirements for existing home renovation
2. Identify applicable “green “ choices



# Remodeling Considerations





# Remodeling Considerations

- Increased energy efficiency
- Increased water efficiency
- Increased durability
- Better indoor air quality
- More sustainable



# Remodeling Considerations



YES



# Remodeling Considerations



# Remodeling Considerations



- Energy 30/75
- Water 15/40
- Lot Choice 0/15
- Site 5/30
- Health 15/35
- Materials 10/35
- Disaster mitigation 5/30
- General 0/40

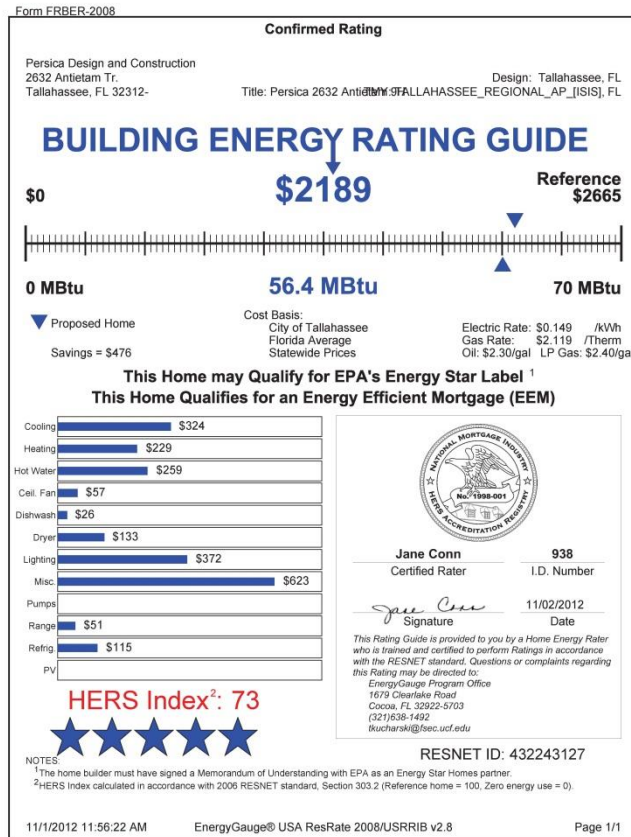




# Remodeling Considerations

100

# Remodeling Considerations



# Remodeling Considerations

Leon County Property Appraiser - Mozilla Firefox

File Edit View History Bookmarks Tools Help

FGBCGreenHomeV9ReferenceGuide... Leon County Property Appraiser How to take a screenshot

cms.leoncountyfl.gov/prop/searchgeneral.aspx

leon co property appraiser

Most Visited Getting Started Latest Headlines

All information provided by this online Internet resource is subject to verification by the Leon County Property Appraiser office. The Parcel and Sale Information is updated daily.

### 2012 Certified Property Value

Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
County	8.3144	\$177,923.00	\$140,353.00	\$50,500.00	\$89,853.00
MSTU - EMS	0.5000	\$177,923.00	\$140,353.00	\$50,500.00	\$89,853.00
School - State Law	5.4590	\$177,923.00	\$140,353.00	\$25,500.00	\$114,853.00
School - Local board	2.2480	\$177,923.00	\$140,353.00	\$25,500.00	\$114,853.00
City	3.7000	\$177,923.00	\$140,353.00	\$50,500.00	\$89,853.00
Water Management	0.0400	\$177,923.00	\$140,353.00	\$50,500.00	\$89,853.00

Building Value: \$102,923.00 Land Value: \$75,000.00 SOH Differential: \$37,570.00

### 2012 Building Information

Property Use :  
0100 - Single Family Residential

Actual Year Built	Base SQ Ft	Auxiliary SQ Ft	Millage Code	Classified Use	Number of Buildings
1963	1692	546	1	0	1

### Additional Information

[Tax Estimator](#) [Homestead Portability Calculator](#) [Clerk of Courts](#) [Tax Collector](#) [Permits](#) [Property Info Sheet](#)

Hold your cursor over the field heading to see an explanation of the field.

cms.leoncountyfl.gov/prop/searchgeneral.aspx#

# Remodeling Considerations

**COLONY 1.6 G.P.F. TOILET**  
**MODEL NUMBER**

**2388 SERIES ROUND FRONT**  
**2399 SERIES ELONGATED FRONT**  
**2399 SERIES ELONGATED ADA**

*American Standard*

ORIGINAL EQUIPMENT WATER CONTROL  
 TANK COVER  
 ORIGINAL EQUIPMENT FLUSH VALVE  
 ORIGINAL EQUIPMENT TRIP LEVER  
 ORIGINAL EQUIPMENT FLAPPER ASSEMBLY  
 ORIGINAL EQUIPMENT TRIP LEVER  
 BOLT CAPS

REPLACEMENT BRASS ARM TRIP LEVER  
 LEFT HANDED ONLY  
 AVAILABLE IN THE  
 FOLLOWING COLORS:

BRASS  
 BRASS/BLACK  
 BRASS/WHITE  
 BRASS/CHROME  
 BRASS/BLACK/WHITE  
 BRASS/BLACK/CHROME

Plastic, 3000 psi  
 Plastic Color Code  
 VVV with Trim Front

DESCRIPTION	COMPONENT	PKG QTY
• Round Front Bowl only w/ (2) Bolt Caps	23138 012 XXX	1
• Elongated Bowl only w/ (2) Bolt Caps	23144 012 XXX	1
• Tank w/ Flange & Cover (F) B.I.	23139 010 XXX	1
• Tank w/ Flange & Cover (L) B.I.	23140 010 XXX	1
• Tank w/ Flange & Cover (F) B.I.	23131 010 XXX	1
• Tank Cover only (for 23132 010 Tank)	23132 010 XXX	1
• Tank Cover only (for 2314 010 Tank)	23147 010 XXX	1
• Tank Cover only (for 4310 010 Tank)	23107 010 XXX	1
ORIGINAL EQUIPMENT REPAIR PARTS		
Water Control Assembly (with Front Bolt)	23137 010 XXX	1
Flush Valve	23146 100 XXX	1
• Trip Lever	047192 XXX	1
• Bolt Cap Kit	047193 XXX	2
Coupling Kit, Bowl-to-Tank	047194 XXX	1
Flapper Assembly	23132 010 XXX	1

FOR COMPONENT PART ORDERING SEE CURRENT PRODUCT SELECTOR AND PRICING GUIDE.

1-78  
REV. 0

Product shown listed herein are trademarks of American Standard of Inc.  
 © American Standard Inc. 2010





# Remodeling Considerations



**SOLAR SYNC Sensor**  
Connect to the outside of a home or building

Planning options require a sensor that can be installed on the back of the thermostat. The built-in "Click Response" feature does just that.

The solar sensor is an add-on device that can be installed on the back of the thermostat. It allows you to keep your home at a comfortable temperature without using energy.

An temperature is monitored and used to calculate watering requirements. The built-in Solar Sync feature is an efficient and water-saving tool to reduce "wasting" watering. When these systems are off, because below 50°F, Solar Sync simply waits for warmer temperatures.

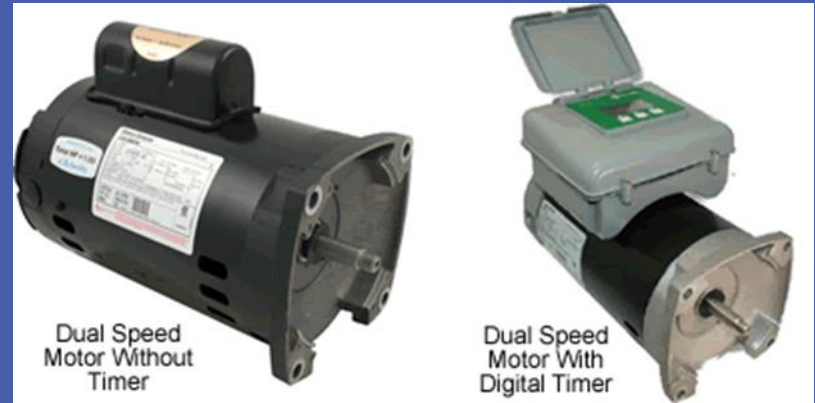
**Wireless SOLAR SYNC**  
For more simple and quick installation options

NEW

Wireless sensor can be wall-mounted, or on the side of the controller using an available knockout (not available on some controllers).

Wireless sensor uses standard and has a range of 800 feet (maximum).

# Remodeling Considerations





# Remodeling Considerations



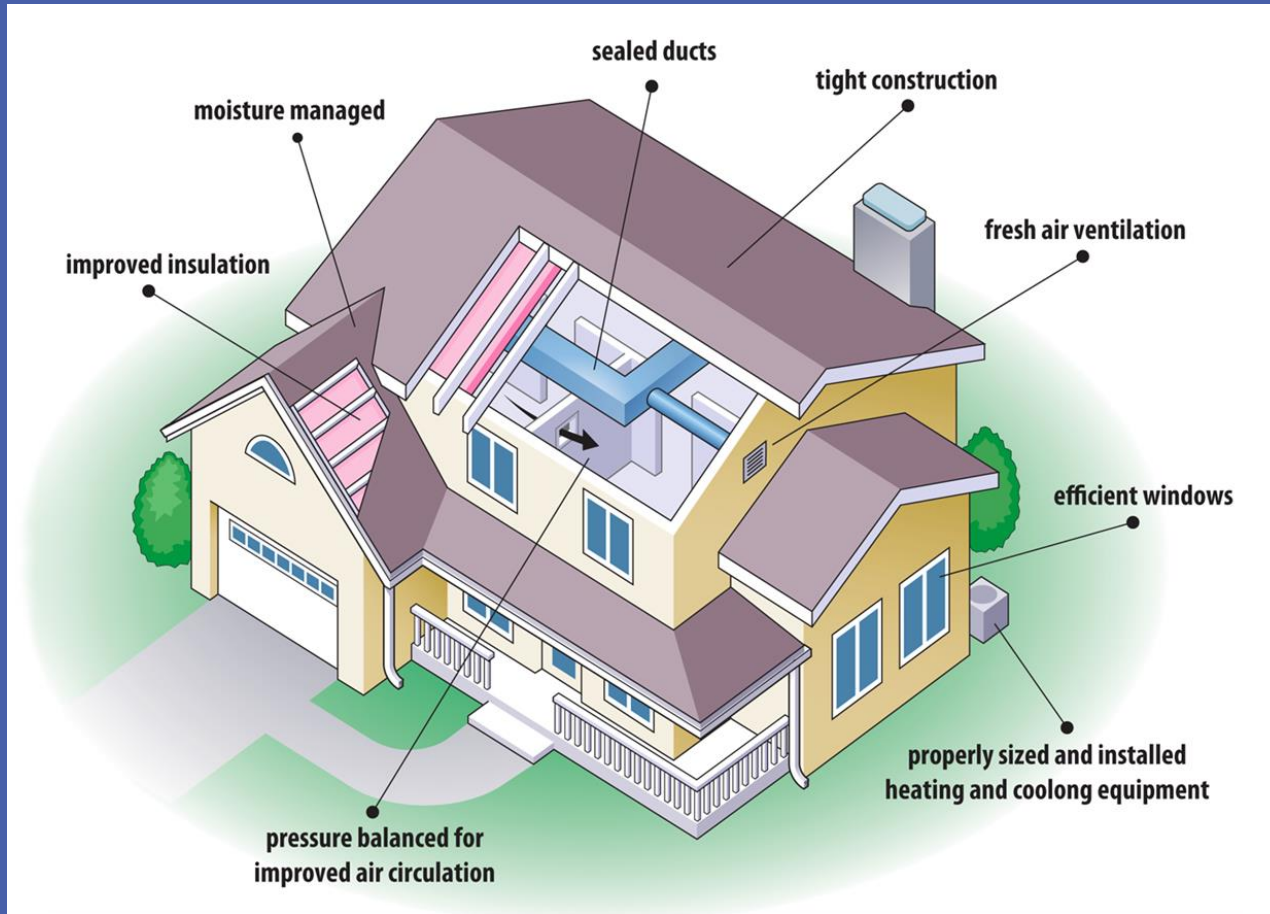


# Remodeling Considerations

The FGBC General category, credits 4.1-4.5 allows a maximum of 19 points. The other 81 come from the same options new construction has.



# Remodeling Considerations





# Remodeling Considerations

## 1. Sealing to improve air infiltration and lessen general heat waste

- Tighten building envelope—caulk, weather strip, door & windows. replace broken panes.

## 2. Attic and floor insulation

- Upgrade attic insulation to R-38
- Configure around units in attic and other venting problems.



# Remodeling Considerations

3. Dense-pack sidewall insulation

4. Solar window screens and film

5. Smart Thermostat

- Waive for elderly tenants  
(Ease of use)



# Remodeling Considerations

## 6. Compact fluorescent light bulbs

- In all units and fixtures

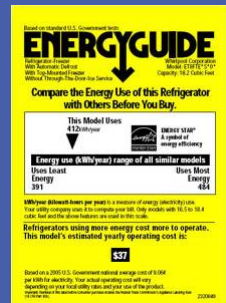


## 7. Seal and insulate duct systems

- Improves air loss and indoor air quality

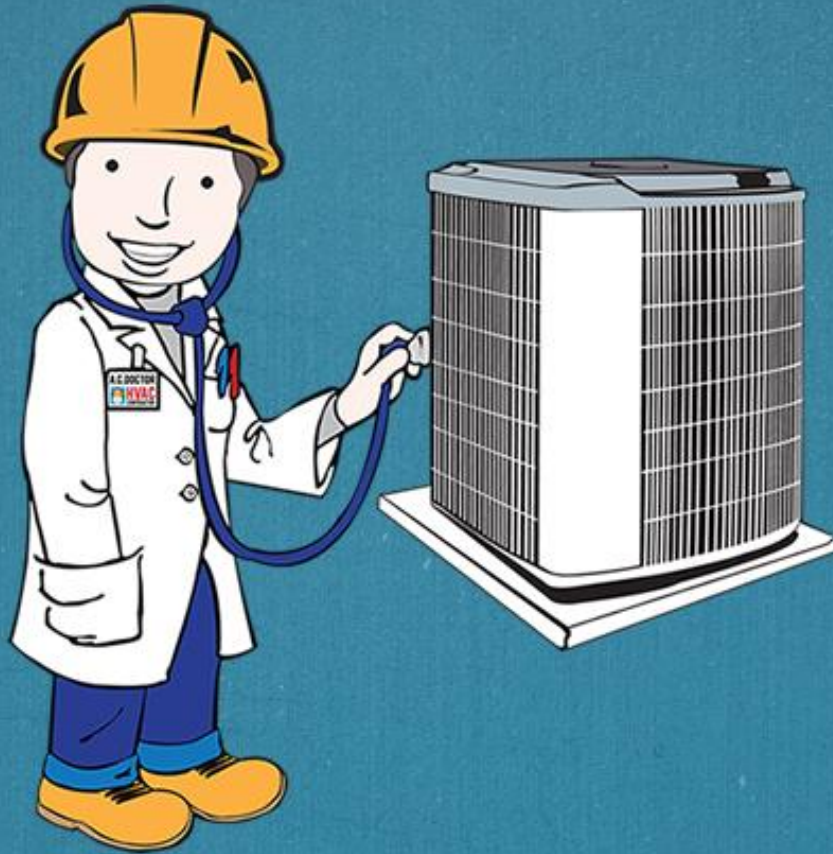
## 8. Refrigerator replacement

- Test for inefficiency





# Remodeling Considerations



**9. Have a professional evaluate your HVAC system.**

**What is more cost-effective?**

**repair or replacement**

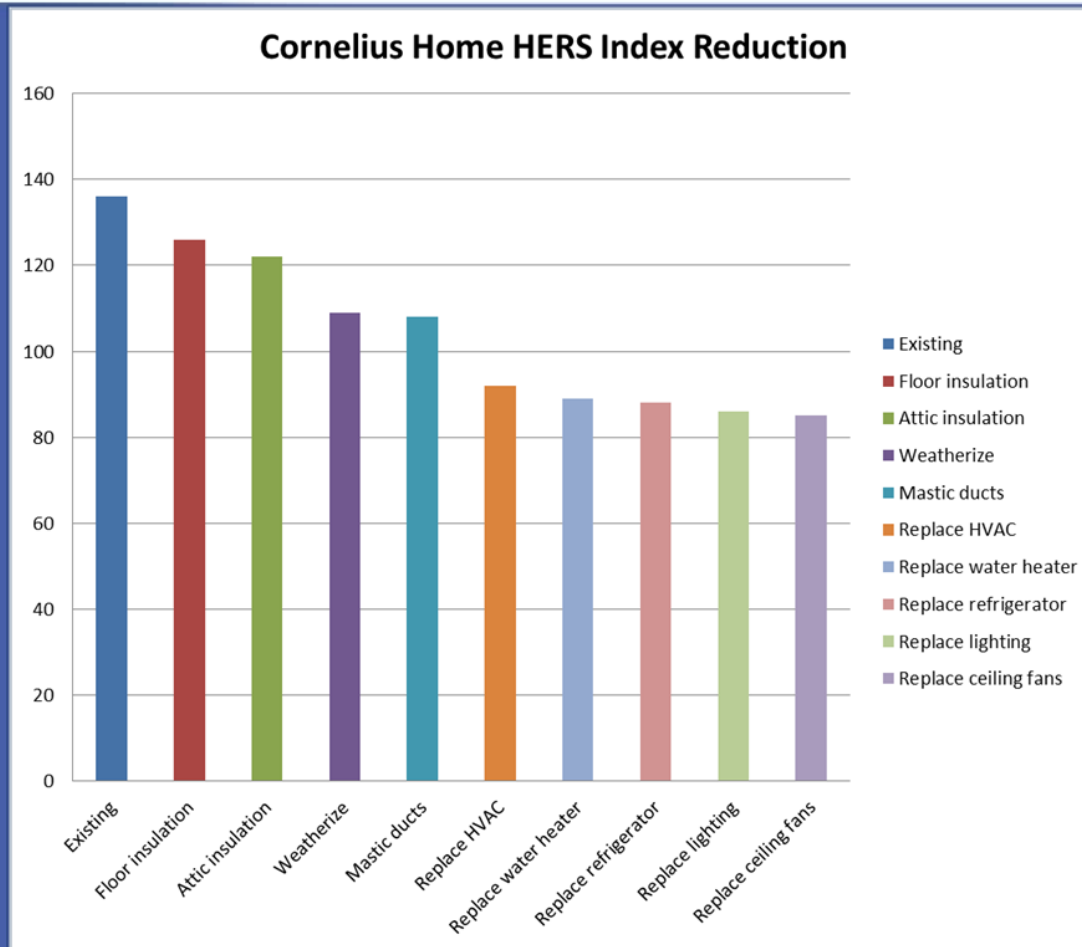
# Remodeling Considerations

## 10. Water heater repair or replacement

- Replace depending on age and remaining budget funds
- Use pipe wrap and blanket insulation
- Install water heater timer



# Remodeling Considerations



# Remodeling Considerations





# Remodeling Considerations



# Remodeling Considerations



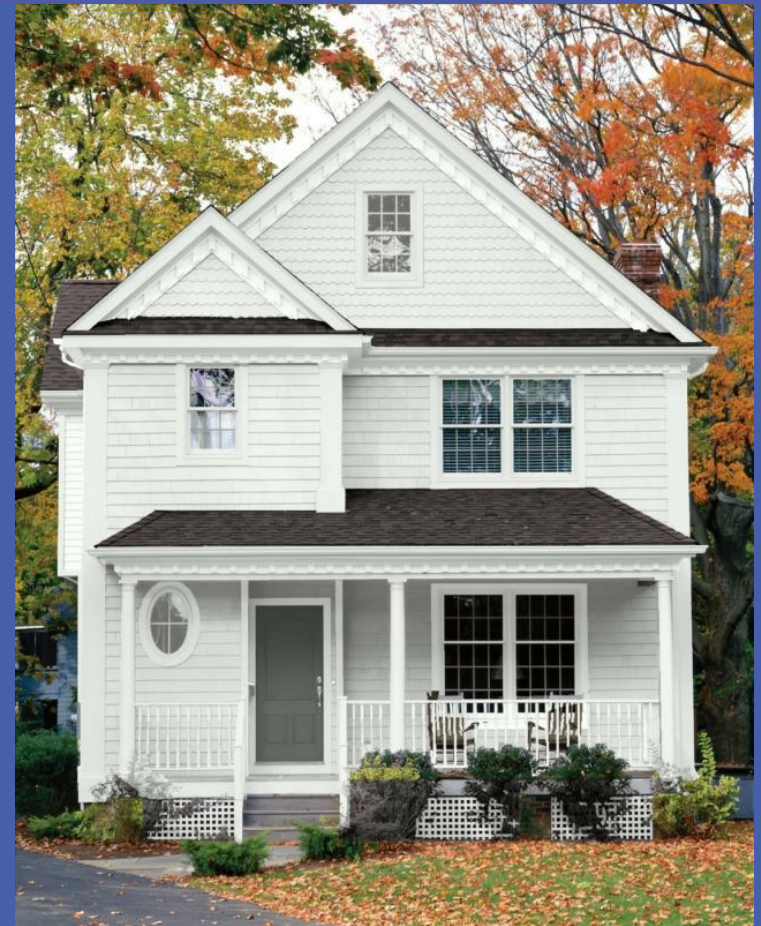
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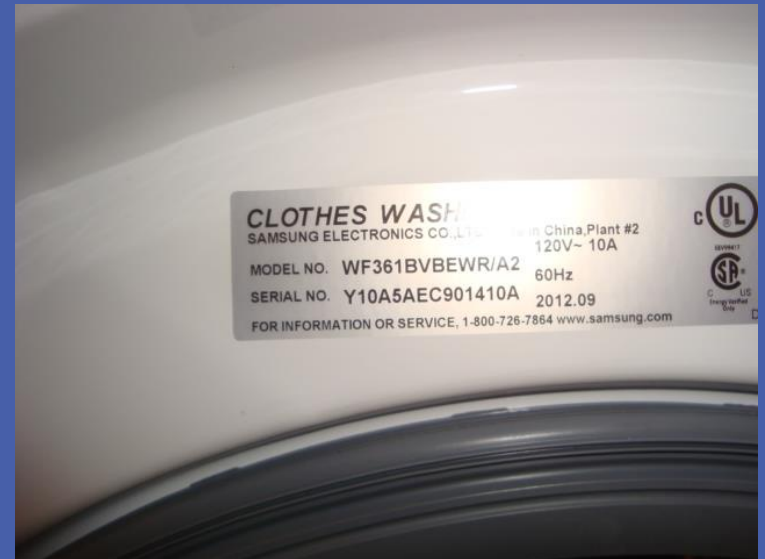




# Remodeling Considerations



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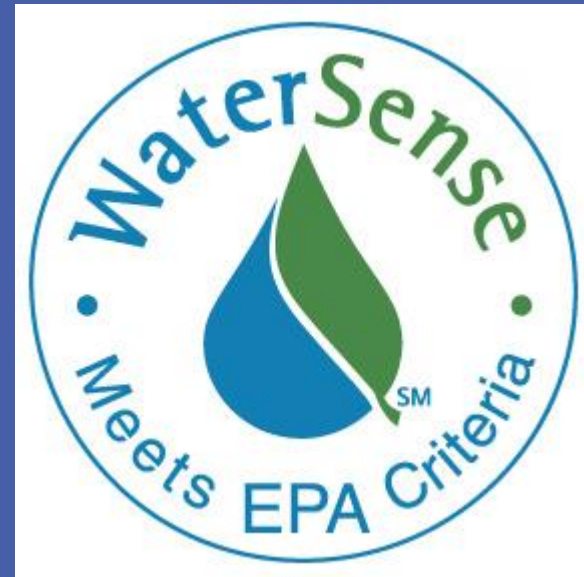


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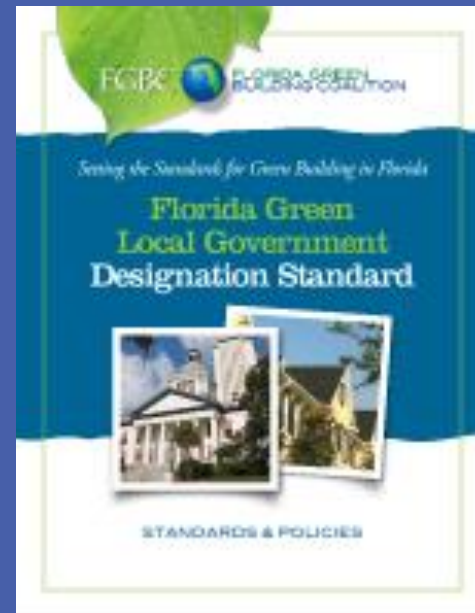
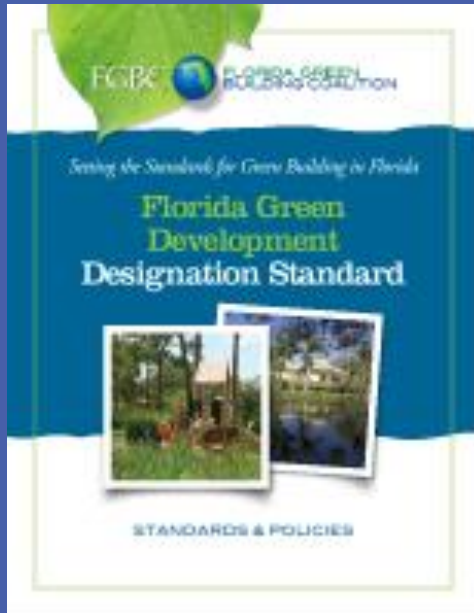




# Remodeling Considerations



# Remodeling Considerations





# Remodeling Considerations





# Remodeling Considerations





# Remodeling Considerations



# Remodeling Considerations







# Remodeling Considerations

RB & B Land Development  
P.O. Box 177  
Crawfordville, FL 32326  
(850)519-0977

April 18, 2012

Re: Green Qualification for Ellicot Project

All pine logs were donated to Casey Miller Tree Service for the Aucilla River Bridge Project. Tops, stumps and all other land clearing debris were disposed of at Barber's Pit off Tram Road to be ground into biofuel for Telogia Power.

If any additional information is needed, please contact me.

Sincerely,

Brad Savary  
RB&B Land Development

# Remodeling Considerations





# Remodeling Considerations





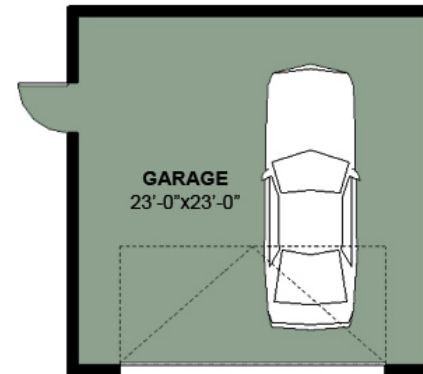
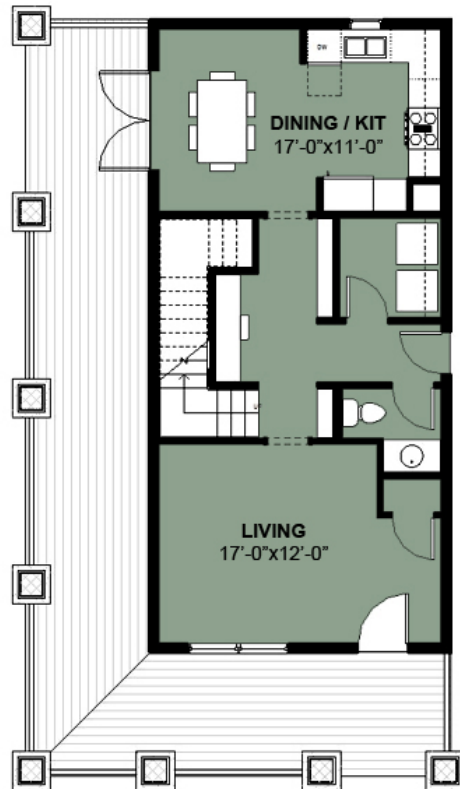
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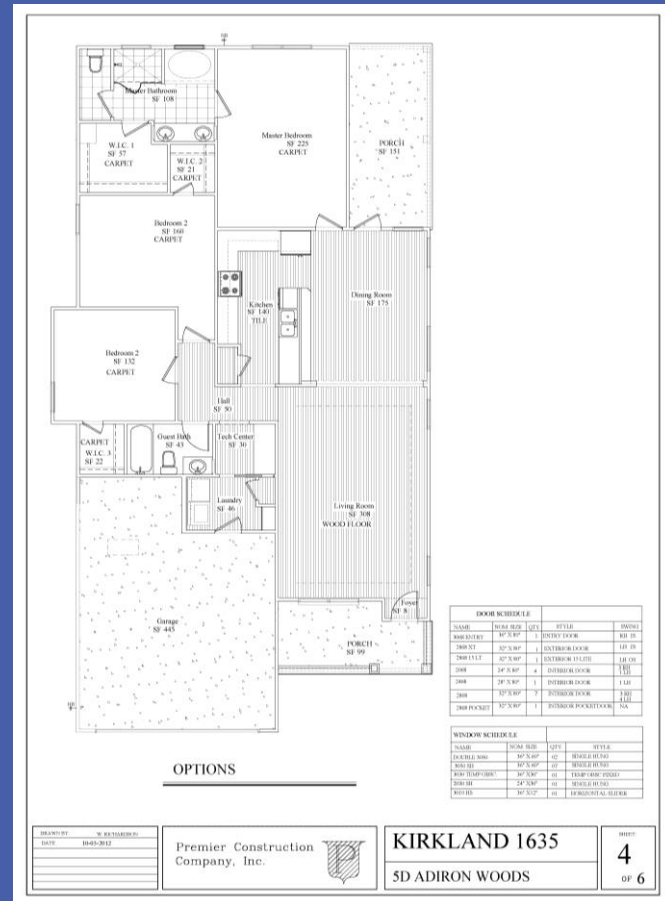
# Remodeling Considerations

Item	VOC Content	Reference
Paints applied to	Flats: 50 g/l	Green Seal Standard GS-11, Paints &
interior walls	Nonflats: 150 g/l	Coatings, 3rd Edition, August 17, 2011
Anticorrosive and	250 g/l	Green Seal Standard GS-11, Paints &
antirust paints		Coatings, 3rd Edition, August 17, 2011
Clear Wood Finishes	Varnish: 350 g/l	
	Lacquer: 550 g/l	
Floor Coatings	100 g/l	
	Waterproofing: 250 g/l	South Coast Air Quality Management
Sealers	Sanding 275 g/l	District Rule 1113, Architectural
	All others: 200 g/l	
Shellacs	Clear: 730 g/l Pigmented: 550 g/l	
Stains	250 g/l	



# Remodeling Considerations

1635 sq. ft. total  
908 sq. ft. hard  
surface





# Remodeling Considerations



# Remodeling Considerations







# Remodeling Considerations





# Remodeling Considerations

Range hood vented to exterior



# Remodeling Considerations





# Remodeling Considerations



# Remodeling Considerations





# Remodeling Considerations





# Remodeling Considerations

**A** **Materials Group Inc.**  
 1800 Brickyard Rd. East  
 Midway, FL 32343  
 850-575-5815

MIX NUMBER: 30F3991  
 MIX DESCRIPTION: 3000 PSI BLEND  
 PROJECT: \_\_\_\_\_  
 CONTRACTOR: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**MATERIALS**

CEMENT	TYPE III	ASTM C 150 SUWANNEE AMERICAN
FLY ASH	CLASS F	ASTM C 618 MRT
COARSE AGGREGATE	# 67 LIMESTONE	ASTM C 33 A MINING GROUP
COARSE AGGREGATE	# 89 LIMESTONE	ASTM C 33 A MINING GROUP
FINE AGGREGATE	SILICA SAND	ASTM C 33 A MINING GROUP
AIR ENTRAINING AGENT	EUCON AEA	ASTM C 260 EUCLID CHEMICAL CO.
WATER REDUCER	EUCON WR	ASTM C 494 EUCLID CHEMICAL CO.

MATERIALS	S.S.D. WEIGHT	VOLUME (CU. FT.)
Cement	385 lb	1.96
Fly Ash	140 lb	0.37
Stone #67	1300 lb	8.40
Stone #89	400 lb	2.58
Sand	1270 lb	7.74
Water gal	33	4.41
Air Ent. %	3.5%	3 oz
Water Red	31.5 oz	
	3770 lbs	27.00 CU. FT.

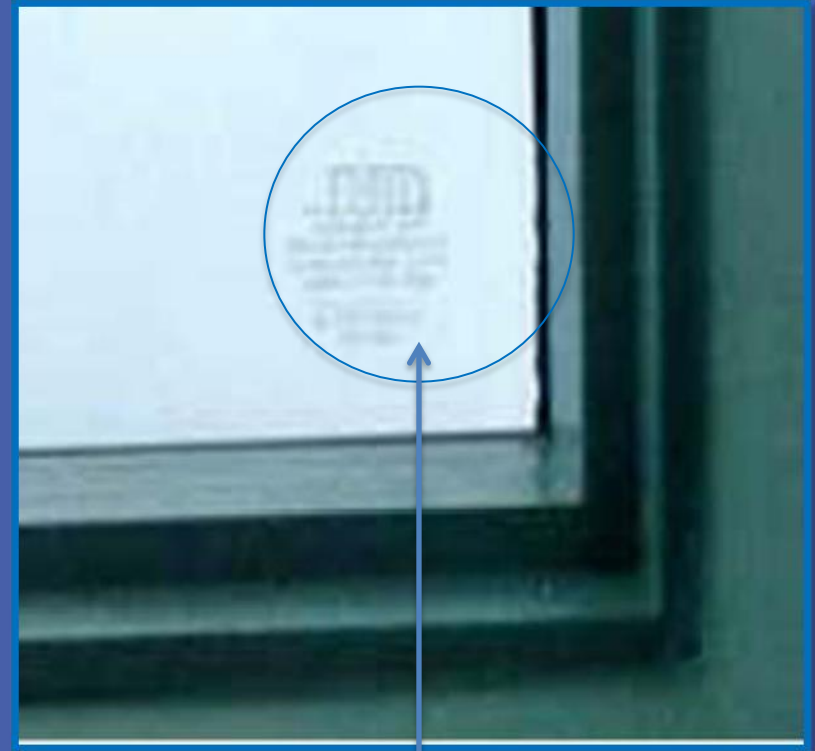
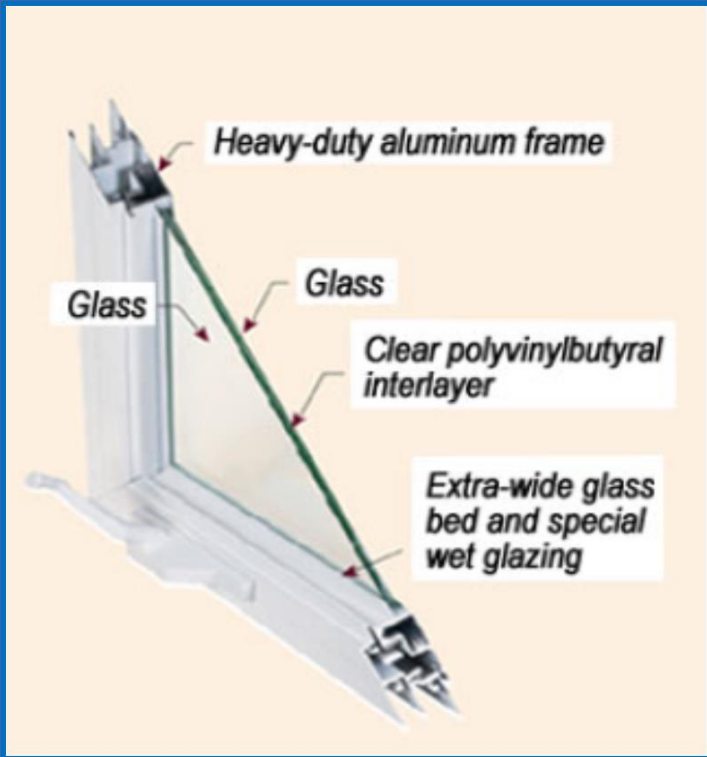
SLUMP: 4.0 +/- 1.0  
 AIR CONTENT: 3.5 +/- 1.5  
 CEMENT FACTOR: 5.59  
 W/C RATIO: 0.52  
 UNIT WEIGHT (PCF) 139.63

# Remodeling Considerations



# Remodeling Considerations

## Hardening



Label



# Remodeling Considerations





# Category 7: Disaster Mitigation

Chemical Soil Treatment?

Do this one right or you miss out on

10

Points!



# Category 7: Disaster Mitigation

## Pre-requisites for Chemical Soil Treatment

You **MUST** capture these three points:

1. Seal slab penetrations (H2.4)
2. Vegetation > 2' from foundation (M3.6)
3. Sprinklers/emitters  $\geq$  2' from foundation (M3.7)





# Remodeling Considerations

## Chemical soil treatment—After the prerequisites

1. Properly installed exterior cladding
2. Gutters OR overhangs  $\geq 2'$
3. Condensate line discharge  $\geq 2'$  from house
4. And  $\geq 5'$  from dryer
5. Irrigation/sprinkler water does not hit house
6. Renewable damage replacement warranty issued

# Remodeling Considerations

Conditioned House Size (square feet)	Points
< 1000	40
1000 - 1099	36
1100 - 1199	32
1200 - 1299	28
1300 - 1399	24
1400 - 1499	20
1500 - 1599	16
1600 - 1699	12
1700 - 1799	8
1800 - 1899	4



# Remodeling Considerations



Homeowner's manual

## Homeowner's training





# Remodeling Considerations





# Remodeling Considerations





# Remodeling Considerations

- Review—Remodeling Considerations
- Identify code requirements for existing home renovation
- Identify applicable “green “ choices
- Can a remodeled home be certified?
- What is the first step in a green remodel?





FGBC



FLORIDA GREEN  
BUILDING COALITION

A Green Florida for a Blue Planet



You can download the FGBC Standards and  
search the Database at:

[\\_www.FloridaGreenBuilding.org](http://www.FloridaGreenBuilding.org)

*Thank You!*