

# FGBC-Green Building Summary

## St. Johns Housing Partnership

### FGBC Member #1156

**DRAFT FOR REVIEW**

#### General Notes

Provide homeowner with and review National Center for Healthy Home Maintenance Checklist (*or similar document*)

Provide homeowner with bound Operation and Maintenance Manuals, Spare Parts List and Warranties

Build on infill sites with existing utility infrastructure, when possible

Detached or No Garage preferable. If attached, garage must be air sealed.

Meet FGBC Prerequisites based on site location(s)

Limit penetrations at ceiling/seal all and caulk behind cover plates

No (preferred) (or low at a minimum) VOC caulks, sealants, adhesives throughout

Minimum 100 sq ft. roofed porch with 3 open sides

Protect ducts, exhaust fans and range hood during construction

Properly anchor exterior equipment

Provide moisture and air intrusion best practices

Store materials in dry area off the ground to prevent damage, moisture and debris intrusion

No smoking during construction inside the home once dried-in and 25 feet away from operable windows, doors and air intakes

Shade house on east and west by trees, if possible

Grade 1 Insulation install required

Florida HERS rating 58 or lower: to include Thermal Bypass Inspection, Blower Door Testing 7.0 or less and final Inspection by 3rd party

Purchase Florida manufactured products, when possible

#### Universal Design\*

***\*for applicable project-see complete list of FGBC credits in reference guide***

All door openings 36"

Barrier free shower

Drive and sidewalks flush with slab

Mounting heights per FGBC

#### Site

Tree barricade/protection

Erosion Control at property line(s)/Sediment run-off controls

Preserve tree canopy when possible

Termite treatment slab and framing

Create natural swales for run-off/drainage

Option: Install pervious hardscape

### **Landscape**

Provide plant list and landscape plan (marked up site plan)

No turf, no turf in densely shaded areas and/or drought tolerant turf: Zorsia, Bermuda or Bahia sod

Florida Native and/or Drought Tolerant Plants-minimum 2' away from foundation/siding

Pine Straw or Bark Mulch-3" minimum depth/NO Cypress or Volcano mulch

Site plan/pervious/impervious

No permanent Irrigation or irrigation to FGBC standard

Direct run-off to planted areas, create natural swales for drainage

### **Foundation/Slab/Sidewalks/Drives and Equipment Pads**

Fly Ash in concrete mix (all) minimum 18%

Seal seams/penetrations and/or tears in vapor barrier

Seal all slab penetrations

Seal floor drains, as applicable

Re-use form boards

Waterproof/seal entire slab

### **Framing/Carpentry**

Store framing and truss packages off the ground and in a dry location to prevent moisture and dirt

Sill Seal at all bottom plates

2-stud corner with drywall clips

Pre-Engineered wood trusses

Lumber package waste reduction

Overhangs/Soffits to be 12" on gable ends and a minimum 24" all other areas

Seal top plate and bottom plate with caulk or other recommended sealant

Seal/tape all joints in sheathing

### **Roof**

Slope > or = to 3:12 but less than or equal to 6:12

Peel & Stick Underlayment or zip sheathing system

Standing seam metal or galvalume roof

Gutters and downspouts: Direct filtered rooftop run-off to planted area(s)

Option: roof system designed for 20 mph higher than required by code

Option: Ice & Water Shield

Option: Energy star shingles

### **Insulation and Waterproofing**

#### **Minimum Grade 1 Insulation**

Spray foam insulation at roof  
Exterior zip wall sheathing system  
GreenGuard Certified Insulation  
Moisture control for tub/shower and shower surround(s)

#### **Siding**

Cement board or other fire resistant siding pre-finish or paint color with LRV of greater than or equal to 60  
Siding and exterior trim primed all sides

#### **Drywall**

Store drywall off ground to prevent damage/moisture  
Recycled Content minimum 90% pre and post consumer product  
GreenGuard Drywall and Mud  
No or Low VOC caulks, sealants, adhesives

#### **Windows/Doors**

Operable, Low e, vinyl windows with screens  
Local manufacturer if possible  
Bug sweep and threshold at all exterior doors  
Seal windows with recommended non-shrink sealant  
Option: Purchase local (manufactured within 700 miles of job site)

Specify?

#### **Flooring**

No VOC setting materials, adhesives, caulks and sealants  
Luxury Vinyl Tile light colored LRV of < or = to 50  
Ceramic or Porcelain Tile at Bathroom floors/shower manufactured within 700 miles of job site

#### **Paint/Coatings/Adhesives**

Interior paints, walls and floors to have a minimum reflectance of 50%  
Provide Sherwin Williams Pro Mar No VOC Paint or equal  
Interior paint color: > or = 50 LRV (light reflectance value)  
No or low VOC caulks and sealants  
Exterior surfaces to have Light Reflectance Value of greater than or equal to 60 if stucco or paint/  
Solar Reflectance Value of greater than or equal to 29 if metal or vinyl or be white or off-white

Specify interior paint same on all?

Specify product?

## **Appliances**

Provide Energy Star Appliance Package

Self-Cleaning Oven

Range hood vented to exterior/seal penetration completely

## **Plumbing**

Braided metal hoses for connections to fixtures/appliances

Moisture control for tub/shower and shower surround(s)

Elevation or detail?

Low or No VOC glues/adhesives/sealants

Low flow plumbing fixture package:

Shower Head < or = to 2.0 gpm, only 1 head per shower

Spec fixture make and model?

Sink Faucets < or = to 1.5 gpm

Toilets < or = 1.28 gpf or dual flush

Insulate hot water pipes

Tankless water heater

Spec fixture make and model?

## **HVAC/Ductwork**

Anchor exterior units to concrete slab

Variable Speed Drive optional but recommended

Minimum SEER?

Energy Star HVAC Unit optional but recommended

Energy Star bath exhaust fans with timer or humidistat/ability to seal/damper when not in use

Seal all duct joints with mastic

Cover exposed ends of duct and boxes to protect from dust and debris throughout construction

Seal all penetrations at AHU closet

Provide easily accessible filter

## **Electrical/Lighting**

No or Low VOC caulks, sealants, adhesives

LED Lighting Package-limit recessed cans or other penetrations at ceiling

Max 100 Watt Bulbs at Bathrooms

Exterior lighting photocell and/or motion

Energy Star Range Hood/Vented to outside

Energy Star bath exhaust fans with timer or humidistat/ability to seal/damper when not in use

Energy Star Ceiling fans/light kits

Seal behind electrical panel

Seal knock-puts and behind all electrical plates, especially on exterior walls

Option: Provide power for electric car charging in garage, if applicable

Option: Energy Star Advanced Lighting Package

Option: Photocell or motion on exterior light fixtures