

INSIDE
THIS ISSUE:

County Commission Awards	3
Green Globes System	4
Introducing Townsley Schwab	7
Photos of the Month	7
Advertising Rates	8
CEB Hearing Dates	9
Membership Application	9
Contact Us	10



VOLUME 2 ISSUE 1

JANUARY, 2008

Next General Meeting

Our next General Member meeting will be January 22, 2008 at 12:00 noon, at the Sombrero Country Club in Marathon. Lunch will be available.

Jim Reynolds the executive director of FCAA is scheduled to be a guest speaker. He will

address issues regarding wastewater management.

We have also confirmed with Drew Trivette, Director of Growth Management to speak at this meeting. He will speak regarding wastewater management, the increases to permit fees and the Tier system.

Storm Response Meeting

Maria Riestra of the US Army Corps of Engineers, is the Outreach Coordinator for Monroe County.

In a recent email to Rudy Krause she advised that she was given the task of setting up a 2008 Storm Response Meeting. Maria has requested a list of builders that may be interested in participating. The meeting is expected to be

scheduled at the end of January and more specific information will be provided once it's confirmed.

If you are interested in participating please contact Maria by email maria.i.riestra@usace.army.mil or by phone 305-779-6057.

Hearings Move Green Standard Closer

November 12, 2007 - Three days of hearings in late October have brought home builders one step closer to the nation's first and only consensus-based residential green building standard. The proposed National Green Building Standard, based on the NAHB Model Green Home Building Guidelines, is being pre-

pared by a committee of industry stakeholders led by NAHB and the International Code Council and is expected to be approved by the American National Standards Institute, or ANSI, in early 2008.

Members received a staggering 1,100
(cont'd on p. 2)

Hearings Move Green Standard Closer (cont'd)

public comments covering a wide range of topics contained in the standard, which addresses single- and multifamily building, lot and site development and residential remodeling.

After three days of hearings, the consensus committee reviewed and voted on about three-fourths of the public comments. "Discussions were both lively and thoughtful," said chair Ron Jones, a green building subcommittee member and advocate based in the Northwest.

"As it becomes increasingly clear to all participants that the contents of the standard comprise a set of interrelated and complex items that affect one another from chapter to chapter, the committee is faced with the overriding task of developing a standard that is predicated on balance and the need to deliver a final product that will result in a meaningful and achievable platform for residential green building in America," Jones said

Reacting to concerns that first-time home buyers may be priced out of the market, the committee members worked to ensure that the threshold for the bronze level of certification would be appropriate for more affordably priced green homes. "It is recognized that the entry level of the standard must account for cost considerations while remaining as robust as possible to result in authentic long-term benefits to the home owner and the natural environment," Jones said.

He emphasized that the addition of an "emerald" level above bronze, silver and gold will keep the bar high for

those who can afford the full array of green features.

However, the consensus committee also recognizes that larger homes obviously use more resources - so for every 100 square feet that a home exceeds 4,000 square feet in size, it must score one additional point for certification.

"The committee struggled most with reaching consensus on a scoring system that will deliver the greatest reward for the practices and strategies that provide the greatest benefit, something that is not always easy to calculate," Jones said. "For example, tighter building envelopes are encouraged as a strategy to provide higher energy performance, but create additional issues in ventilation and indoor air quality. The committee has made every effort to reconcile every possible cause and effect."

With further discussions needed in the chapters dealing with points, water conservation, indoor environmental quality, home owner education and household maintenance, and remodeling practices, the committee will hold a third public hearing on Dec. 3-4 in Washington, D.C. before releasing a second draft standard for final public comment.

For more information, Call Calli Schmidt at NAHB 800-368-5242 x 8132

Building Greener Neighborhoods, available at BuilderBooks.com shows those involved in building new communities the advantages and rewards of saving, planting and transplanting more trees in their developments.

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County Commission Service Awards

The FKCA would like to acknowledge and congratulate the following individuals that were presented with awards at the Monroe County Board of County Commissioners meeting on December 19, 2007:

The Years of Service Award for 15 years of service was presented to Michael Sanders, Firefighter / EMT.

The Years of Service Award for 20 years of service was presented to Joseph Paskalik, Sr. Building Official.

The Employee Service Award for the month of May, 2007 was presented to Dawn Bender, Customer Service Representative, Building Department.



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History of the Green Globes System

The Green Globes environmental assessment and rating system represents more than nine years of research and refinement by a wide range of prominent international organizations and experts.

The genesis of the system was the Building Research Establishment's Environmental Assessment Method (BREEAM), which was brought to Canada in 1996 in cooperation with ECD Energy and Environment. Pioneers of this project included Jiri Skopek, John Doggart and Roger Baldwin, who were the principal authors of the BREEAM Canada document.

In 1996, the Canadian Standards Association published BREEAM Canada for Existing Buildings. More than 35 individuals participated in its development, including representatives from the following organizations:

- Bell Canada
- Carrier
- Canadian Construction Research Board
- Canadian Standards Association
- ECE Group
- Environment Canada
- Environmental Planning Institute of Canada
- Halozone, Inc.
- International Council for Local Environmental Initiatives
- Natural Resources Canada
- National Research Council
- Ontario Hydro
- Ontario Realty Corporation
- Tescor Energy Services, Inc.
- University of Toronto

In 1999, ECD Energy and Environment worked with TerraChoice, the agency that administers the Government of Canada's Environmental Choice program, to develop a more streamlined, question-based tool, which was introduced as the BREEAM Green Leaf eco-rating program. This program led to the development of Green Leaf for Municipal Buildings with the Federation of Canadian Municipalities later that year.

In 2000, BREEAM Green Leaf took another leap forward in its evolution, becoming an online assessment and rating tool under the name Green Globes for Existing Buildings. Also that year, BREEAM Green Leaf for the Design of New Buildings was developed for the Department of National Defense and Public Works and Government Services Canada.

In 2002, Green Globes for Existing Buildings was introduced online in the United Kingdom as the Global Environmental Method (GEM). Work also began to adapt BREEAM Green Leaf for the Design of New Buildings into the online Green Globes for New Buildings. Participants in this process included representatives from:

- Arizona State University
- Besto Group
- Building Owners and Manufacturers Association of Canada
- Canadian Construction Association
- Canadian Standards Association
- Department of National Defense
- DST Group
- Elia Sterling Associates
- Energy Profiles
- GWL Realty
- MCMP Architects
- Natural Resources Canada
- Public Works and Government Services Canada
- Stewart Energy
- TerraChoice
- The Athena Institute

In 2004, Green Globes for Existing Buildings was adopted by the Building Owners and Manufacturers Association of Canada (BOMA) under the name Go Green Comprehensive (now known as Go Green Plus). Since then, the Canadian Federal Government has announced its plan to adopt Go Green Plus for its entire real estate portfolio.

Also in 2004, the Green Building Initiative (GBI) acquired the rights to distribute Green Globes in the United States. The GBI has committed to continually refining the system to ensure that it reflects changing opinions and ongoing advances in research and technology, and, in so doing, to involve multiple stakeholders in an open and transparent process.

To that end, in 2005, GBI became the first green building organization to be accredited as a standards developer by the American National Standards Institute (ANSI), and began the process of establishing Green Globes as an official ANSI standard. The GBI ANSI technical committee was formed in early 2006.

Article from The Green Building Initiative

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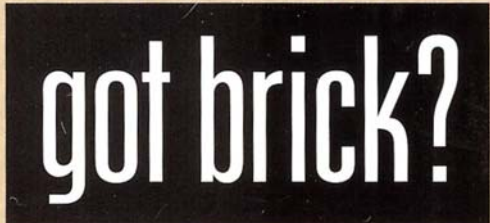
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 President

Introduction to Townsley Schwab

The FKCA would like to take a moment to introduce the acting Sr. Director of Planning & Environmental Resources for Monroe County, Townsley Schwab.

It came to our attention that not everyone knew who now held this position. Following is an excerpt from his resume that was recently provided to us:

TOWNSLEY SCHWAB, RLA

CAREER PROFILE

LANDSCAPE ARCHITECT, PROJECT COORDINATOR, AND DESIGN PROCESS FACILITATOR: Diverse planning, design, administration and coordination skills obtained through work in the public, private and non-profit sectors. Experience includes urban planning, design, grants, construction coordination, and community input consensus building. Demonstrated capacity to achieve results; work with diverse business, professional and community entities; and manage multi-disciplinary projects and activities.

- park design - urban, state & regional • streetscape design
- urban, waterfront & recreation planning • urban facade improvements

- urban design, restoration & redevelopment • storefront enhancement & marketing

- trail planning, design & project management • site analysis
- project management & facilitation • institutional & resi-

- dential landscape design
- construction coordination & management • architectural historic preservation
- festival design & administration • grant development & management

PROFESSIONAL EXPERIENCE

August 14 - Present

Acting Sr. Director, Planning & Environmental Resources
Supervise the operations of the Planning and Environmental Resources Department and direct the Comprehensive Planning, Development, and Environmental Review functions of the County. Perform general budgetary, personnel, and management functions. Provide staff support and serve as Chief Planning Advisor to Planning Commission. Direct Comprehensive Planning functions in compliance with Florida Statutes and coordinate with other departments, agencies and levels of government. Direct programmatic responsibilities for review and/or approval/disapproval of development and conditional use permits in accordance with Chapter 9 of Code.

If you would like to contact Mr. Schwab his email is:

Schwab-townsley@monroecounty-fl.gov



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Contractors Examining Board Hearing Dates

Contractors Examining Board (CEB) Hearing dates for 2008 are as follows:
 January 29, March 25, May 21, July 29, August 26* (Hurricane Make up Day), September 30, and November 25, 2008

If you would like further information you can Contact Odalys at 289-2500.



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Application is hereby made for membership in the Florida Keys Contractor's Association, Inc. If approved, applicant will abide by the Association's Charter and Bylaws, will support its objectives and pay all established dues and assessments.

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Applicant sponsored by: _____

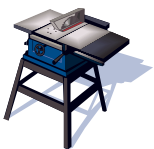
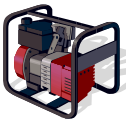
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The above application is hereby approved by the Board of Directors for membership.

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