



*NEW*

**High Performance Consideration**



**In Law House**

## In Law House



### Participant information

INNOVA ECO BUILDING SYSTEM, LLC.

Jerry Gillman

3300 NW 110th street,

MIAMI, FL 33167

Phone: 305-455-7707

Email Address: [jerry@innovaecbs.com](mailto:jerry@innovaecbs.com)

Website: [www.innovaecobuildingsystem.com](http://www.innovaecobuildingsystem.com)

**Category:** Single Family 'Small House' under 900 sq. ft.

**High Performance:** Yes

### Project information

IN LAW HOUSE

SWEETWATER, FL 33182

**Date Completed:** DECEMBER 2017

**Dimensions of building (all floors of multi-story building):**

SEE ATTACHED FLOOR PLAN OF IN-LAW QUARTERS UNIT.

**Total sq. ft. of conditioned space:** 642 SQ. FT.

**Built By (if different than applicant)**

SOUTH FLORIDA CONSTRUCTION SERVICES, LLC (SFCS)

JERRY GILLMAN

11081 SW 30th Court

DAVIE, FL 33328

**Panels Manufactured By:** INNOVA ECO BUILDING SYSTEM, LLC.

**Designed By (if different than applicant - SIPA will only recognize members)**

INNOVA ECO BUILDING SYSTEM, LLC.

3300 NW 110th street,

MIAMI, FL 33167

**Total sq. ft. of conditioned space:** 642 SQ. FT.



## In Law House



### **Describe the end use of the building:**

New Construction of a 642 SQ.FT. "In - Law" House, built in the rear of an existing house.

### **How did SIP construction help you get this job?**

By using MgO High Impact SIP Panels in this construction, we provided energy efficiency to the house, with High Impact walls panels of 6" thickness and Plywood/MgO roof panels of 8" thick. Wall panels R-38 rating and Roof Panels R-50 rating.

**SIP wall thickness and core material:** 12 mm MgO High Impact skins and 5 5/8" EPS Foam Core

**SIP roof thickness and core material:** 12 mm MgO/Plywood and 7 1/4" EPS Foam Core

### **Describe the benefits of using SIPs on this project. Did SIPs help save time, labor, construction costs, or energy?**

The freestanding In-Law House Quarters building was constructed at the rear of the property, behind the house, so access was an issue for heavy equipment. The concrete slab was pumped. The lighter SIP panels were able to be erected without heavy equipment. The SIP system provided an installation solution for a limited accessibility job site.

### **Describe any innovative design elements or structural engineering involved:**

Wall panels are Dade County NOA approved for the Coastal Impact Wind Zones of plus 200 MPH hurricane force wind ratings.

### **Please list any certifications the project received, such as ENERGY STAR, LEED, National Green Building Standard, WELL, Passive House, Green Globes or local green building programs. Only list certifications that are completed:**

The structure at 370 NW 123 AVE. Sweetwater, FL 33182 is being registered with Florida Green Building Coalition (FGBC) on Silver Certification.

**HERS Index (required only for High Performance Category and recommended for residential projects):** 56

**Blower door test results (ACH50) (required only for High Performance Category and recommended for residential projects):** 2.76

**Energy use intensity in kBtu/ft2 (required only for High Performance Category and recommended for commercial projects):** 000

### **Describe the HVAC system used on the project: Daiken High Performance Split Air Conditioning System.**

Heating SEER: 18.5

Cooling SEER: 24.5

### **Describe any other energy-saving materials used in the building envelope other than SIPs. List U-values of windows used and the U or R-value of any insulation materials. (judged only for High Performance Category)**

Impact rated Windows U-Factor: 0.55

Impact Doors U- Value: .39

Walls R-Value 38 / Roof R-Value: 50

## In Law House



**Please list any energy-efficient products or design features, such as lighting, hot water heating, appliances, passive solar (judged only for High Performance Category):**

Gas Insta Heater Energy Factor 0.82, Insta Hot Rinnai RL-94; Daiken Mini Split Air Conditioning System; Heating System Efficiency 18.5; Cooling System Efficiency 24.5; Gas Stove and Gas Dryer, Energy Star Appliances: Dishwasher, Washing Machine; All fixtures are low voltage.

**Were any solar panels installed on the project? If so, indicate the size of the system (judged only for High Performance Category):**

No solar panels were installed in this project.

**Please list any sustainable materials or design features not listed above, such as recycled materials, low-VOC finishes, landscaping, etc. (judged only for High Performance Category):**

The house was painted with Sherwin Williams ProMar 200, Zero VOC, which complies with LEED v4 and GEI.

**Any additional comments on the project:**

The stand alone In Law Quarters Unit was constructed under the "Assessment Reduction of New Construction for Parent(s) or Grandparent(s) Living Quarters", commonly called the "Granny Flat" Exemption, homesteaded property owners who add living quarters for a parent or grandparent can apply to have all or part of the value of this new construction deducted from the assessment.







## Interior views

## In Law House





Kitchen view

**In Law House**



# STUC-O-FLEX®

## Popular Colors

Stuc-O-Flex combines the warmth and beauty of traditional stucco with the performance and insurance of elastomeric coatings. The Stuc-O-Flex finish is a premixed color integrated finished coating that is easily applied utilizing current labor skills and equipment. It can be either spray or trowel applied in an unlimited selection of colors and textures.

The 105% elongation (stretchability) in Stuc-O-Flex insures optimum crack resistance even in the most demanding applications and details. With our comprehensive package of ASTM testing by independent laboratories, Stuc-O-Flex has the validity and track record to satisfy the most demanding clients. Unmatched performance provides your clients with an attractive durable wall surface, requiring only minimal maintenance regardless of environmental conditions.

Colors are representative only. Please contact us for a color chart.

TEST	METHOD	RESULTS
Elongation %		105 Percent
Water Vapor Transmission	ASTM E90	13 Grains per hour / sq.ft. (average)
Salt Spray Resistance	B-117	300 hours. No deleterious effects
Accelerated Weathering	G-23-01	2000 hours. No deleterious effects
Absorption Freeze Thaw	60 Cycles	No cracking, checking
Tensile Bond	ASTM C-297	127.9 PSF
Water Penetration Test	ASTM E-331	No water penetration occurred on substrate
Water Resistant Test	ASTM D-2247	No cracking, blistering, peeling or compromise
Mildew/Fungus Resistance	B10 B	No mold or mildew growth during test
Wind Driven Rain		No delamination, No water intrusion
Fire Testing Tunnel Test	ASTM E-84	Flame spread < 25 Smoke developed < 450 Class "A" fire rated

\* Additional test data available.

**STUC-O-FLEX**  
ELASTOMER

7



## Energy efficient appliances

## In Law House



### NX58H5600SS

5.8 cu. ft. Freestanding Gas Range with Convection

#### Features

- 5 Gas Burners
  - Right Front: 17K BTU
  - Left Front: 15K BTU
  - Right Rear: 15K BTU
  - Left Rear: 15K BTU
  - Center: 9.5K BTU
- Cook with Griddle
- Larger Oven Capacity – 5.8 cu. ft.
- Cast Iron 3 Piece Coates
- Griddle
- Convection Oven
- Storage Drawer
- Cook Indicator Marks

#### Convenience

- Auto Oven Light
- Auto Shut-Off Option
- Proofing
- Sabbath Mode
- Delay Start
- Child Safety Lock
- Self Clean
- 4 Easy Cook Presets
- 2 Chrome Oven Racks



#### Available Color



#### Signature Features

##### CONVECTION OVEN

- The convection fan system is great for baking and broiling because heat is distributed throughout and food cooks evenly. Broiling faster results each time.

##### GRIDDLE

- Cook a variety of favorite foods or grill sandwiches at once on the removable stainless griddle.

##### LARGE CAPACITY

- Our extra spacious 5.8 cu. ft. large capacity oven easily handles turkey roasters and large baking sheets.

##### GRATE INDICATOR MARKS

- Indicator marks located on the grate allow customers to be easily placed the precise setting.



Ranked "Highest in Customer Satisfaction with Ranges, Cooktops and Ovens."\*\*  
—J.D. Power

SAMSUNG

### DW80F600UTS

Stainless Dishwasher

#### Features

- Quiet operation – 48 dBA\*
- ENERGY STAR® rated: 265 kWh/year
- Hidden Heating Element
- Double Filtration System
- Electronic Touch Sensor
- Hard Food Disposer
- 3 Spray Wash Arms Upper, Middle, Lower
- 4 Wash Cycles and 2 Wash Options
- Fan Condensing Drying System
- 2-Piece Removable Silverware Basket
- Adjustable Racking System
- Stainless Steel Interior

#### Convenience

- Child Lock
- Rinse Hold Indicator
- Cycle Progress Indicator
- Last Cycle Memory
- Available End-of-Cycle Signal
- Self-Cleaning Filtration System
- True Hold Door
- Five Sensors (Digital Leakage, Water Fill, Overflow, Low Level Water, TurboDry)



Quiet Operations



Adjustable Racking System

#### Available Colors



#### Signature Features



Performance (APB) Score: 80/100

##### QUIET, POWERFUL

- First rated 48 dBA whisper (among things distant to its class)
- A slower door and special insulation options significantly reduce noise during operation\*
- Only 4 gallons of water used per cycle (most conveyer usage: 10-12 gallons)



ENERGY STAR

##### ENERGY EFFICIENT

- This dishwasher is ENERGY STAR® 2013 Tier 1 compliant so that you can save money on your energy and water bills.
- Uses less than 10.5 kWh of power per year\* (exceeding Department of Energy standards)



Adjustable Racking System

##### FLEXIBLE DESIGN FOR MORE SPACE

- With the Adjustable Racking System, the flexible and easy to use design frees up more space on the top rack for tall and oversized items.
- Allows you to fit more dishes with space for 13 place settings.

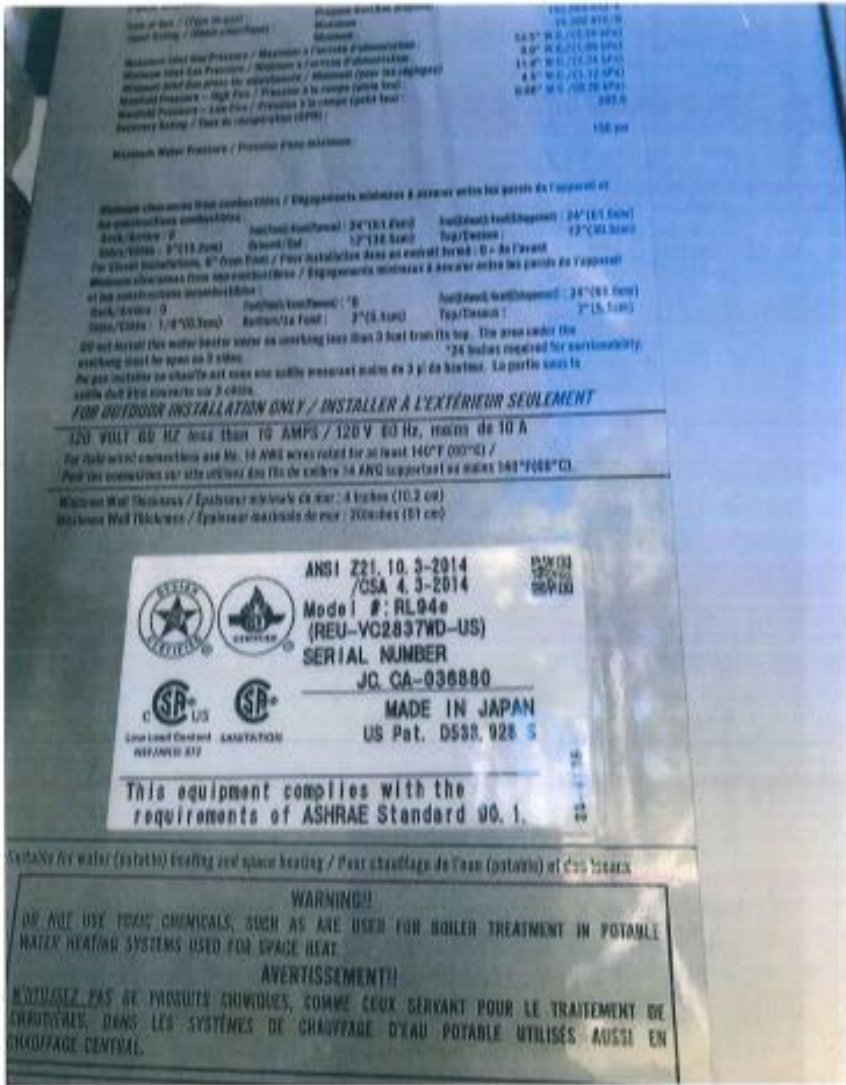
SAMSUNG





Energy efficient utilities

In Law House



Plan

In Law House

