

**High Performance**



**L'Americana**

### Participant information

Capital Group Developments, LLC  
Mario Caprini  
55 NE 5th Avenue Suite 501  
Boca Raton, FL 33432  
Phone: 954-806-2546/561-705-5353  
Email Address: mcaprini@capitalgroupusa.com  
Website: www.capitalgroupusa.com

**Category:** Affordable Housing  
**High Performance:** Yes

### Project information

L'Americana  
Pompano Beach, FL 33069

**Date Completed:** 11/16/2017

**Dimensions of building (all floors of multi-story building):** 51' x 39' sqft approximate

**Total sq. ft. of conditioned space:** 1,567 sqft

### Built By (if different than applicant)

SIMJA Construction, LLC / Eco Building Armor  
Edward Fortich  
2200 N Commerce Parkway #200  
Weston, FL 33326

**Panels Manufactured By:** Innova Eco Building System

### Designed By

Capital Group Developments, LLC  
Mario Caprini  
55 NE 5th Avenue Suite 501  
Boca Raton, FL 33432

**Total sq. ft. of conditioned space:** 1,567 sqft



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

The end use is as home for low income users or families offering them an unprecedented opportunity to own a high quality with lower operating costs promoted by the Community Redevelopment Agency (CRA) from the City of Pompano Beach

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

We proposed to offer an energy efficient, affordable, beautiful home using a contemporary design with high ceilings (12 feet in the main living area and 10 feet in the bedrooms). Using a Miami Dade approved MGO SIP provided a unique advantage to this job due to its hurricane resistance rating, fire resistant characteristics, mold resistant, bug resistant, sound resistant and water resistant capabilities while being very durable and offering a 20 year manufacturer warranty back by an insurance company. This is a full turnkey package at a very affordable cost. This City of Pompano Beach CRA demonstration project proposes a viable solution to the workforce housing crisis in Florida.

The social implication of requiring a team of only 4 to 5 people plus a few volunteer trainees with only one very skilled worker capable of squaring up and making sure the house is plum together with 3 to 4 unskilled workers enabled us to put up the shell in less than 4 weeks. This allowed us to work in identifying people within the city and nearby area enabling them to log in hours which the

**SIP wall thickness and core material:** 6-3/4" EPS 1LB

**SIP roof thickness and core material:** 8-3/8" EPS 1.1LB

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

The SIPs helped in speeding up aspects of the shell construction and required minimal manpower and equipment while producing minimal waste.

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

The use of MGO (Magnesium Oxide) helps ensure a healthy water resistant product with high resistance to mold and moisture absorption. The house was also designed with materials that meet Miami/Dade codes and are rated for winds up to 180mph.

**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:**

Florida Green Building Coalition

**HERS Index (required only for High Performance Category and recommended for residential projects):** 62

**Blower door test results (ACH50) (required only for High Performance Category and recommended for residential projects):** 1.00

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

**Describe the HVAC system used on the project:**

2.5 ton Rheem 16 Seer, 29,000 BTU, 1,000 CFM



**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)**

1.06 U-value windows; energy efficient appliances and LED lights throughout, R20 insulation where SIPs were not used.

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

LED lighting throughout, tankless water heater with 99.5% EF, select energy efficient appliances including energy star dishwasher.

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

**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):**

Low VOC coatings were used throughout the house (inside and out), landscaping is all native plants, irrigation system is on a separate reclaimed water system with dedicated meter.

**Any additional comments on the project:**

House is part of an affordable housing program intended for moderate to low income occupants.

Main living area/kitchen

L'Americana





Kitchen island

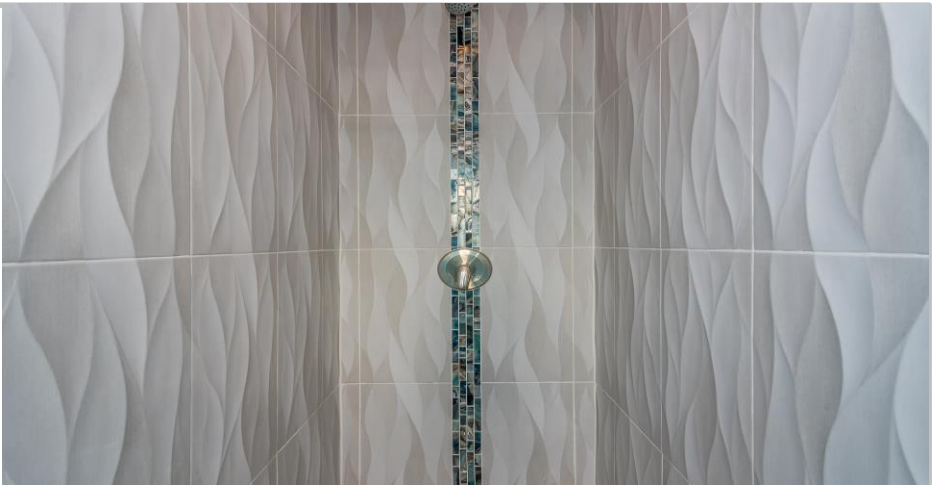
L'Americana





Bathrooms (2)

L'Americana



Bedrooms (2)

L'Americana



## Exterior front

**L'Americana**



## Blower Door Test Results

# L'Americana



### Florida Building Code Duct Leakage Results

Builder: Fasla Enterprises

City: Pompano Beach State: FL Permit #: \_\_\_\_\_  
 Square Footage: 1600

#### Stage of Construction for Test

☐ Rough in with Air Handler ☐ Rough in no Air Handler ☒ Post Construction

#### Duct Leakage Test Results:

Duct Leakage percent requirement: — %

System	CFM25	Square Footage	Duct Leakage (CFM/100sqft.)	Location	Pass or Fail
1	<u>7.5</u>	<u>1600</u>	<u>0.51</u>	<u>—</u>	<u>Pass</u>
2					
3					
4					
5					

☒ Pass ☐ Fail

Rating Company: SkyeTec Inspector Date: 11/22/17  
 Rater Name: [Signature]  
 Rater Signature: [Signature]



9570 Regency Square Blvd. Suite 410 Jacksonville, FL 32225  
 Phone: 904.482.4000 | 1.866.SKYETEC  
 www.SkyeTec.com

### FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

#### Envelope Leakage Test Report Prescriptive and Performance Method

Project Name: SLFE134 Builder Name: Fasla Enterprises  
 City, State, Zip: Pompano Beach, FL Permit Number: \_\_\_\_\_  
 Design Location: \_\_\_\_\_ Jurisdiction: \_\_\_\_\_

#### Envelope Leakage Test Results

Single Point Test Data:  
 HOUSE PRESSURE: 49.9 FLOW: 239

#### Leakage Characteristics

CFM (50): 239  
 ACH(50): 1.0

**R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour in Climate Zones 1 and 2, 3 air changes per hour in Climate Zones 3 through 8. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

#### During Testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open;
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.

I hereby certify that the above envelope leakage performance results demonstrate compliance with Florida Energy Code requirements in accordance with section R402.4.1.2.

SIGNATURE: [Signature]  
 PRINTED NAME: Mark L. [Signature]  
 DATE: 11/22/17

Where required by the code official, testing shall be conducted by an approved third-party. A written report of the test results shall be signed by the third party conducting the test and provided to the code official.

BUILDING OFFICIAL: \_\_\_\_\_  
 DATE: \_\_\_\_\_



Confirmed Rating  
RESNET Registration No.: 268886765

Design: Miami, FL  
TMY: MIAMI\_INTL\_AP, FL

Pompano Beach, FL 33069

HOME ENERGY RATING GUIDE

\$0

\$995

Reference  
\$1510

Annual Energy Cost:	This Home	Savings	Annual Energy Use:	This Home	Savings
Electricity	\$ 995	\$ 515	Electricity (kWh/y)	8695	4494
Natural Gas	\$ 0	\$ 0	Natural Gas (therms/y)	0	0
LPG	\$ 0	\$ 0	LPG (gal/y)	0	0
Fuel Oil	\$ 0	\$ 0	Fuel Oil (gal/y)	0	0
On-Site Power	\$ 0	\$ 0	On-Site Power (kWh/y)	0	0
Totals:	\$ 995	\$ 514	Annual Emissions:	This Home	Savings
			CO2 (tons/y)	5	3
			SO2 (lb/y)	19	10
			NOx (lb/y)	9	5

HERS® Index

Existing Homes

Reference Home

100

62

This Home

Zero Energy Home

0

More Energy

Less Energy

Ryan McCracken

Certified Rater

Signature

4281370

I.D. Number

12/1/2017

Date

The Home Energy Rating Standard Disclosure for this home is available from the Rating Provider. Questions or complaints regarding this Rating may be directed to:

SkyeTec Energy Rating Services  
1679 Clearlake Road  
Cocoa, FL 32922-5703  
phone: (321)638-1492  
e-mail: [engauge@fsec.ucf.edu](mailto:engauge@fsec.ucf.edu)  
[www.energauge.com/users/](http://www.energauge.com/users/)

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HERS and RESNET are Trademarks of Residential Energy Services Network, Inc. ([www.resnet.us](http://www.resnet.us))  
EnergyGauge is a Trademark of the Florida Solar Energy Center ([www.fsec.ucf.edu](http://www.fsec.ucf.edu))

12/1/2017 11:24:19 AM

EnergyGauge® v5.1(RESNET Standard 2014)

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RESNET HOME ENERGY RATING  
Standard Disclosure

For home located at: \_\_\_\_\_  
City: Pompano Beach State: FL  
RESNET ID: 268886765

1. [X]The Rater or the Rater's employer is receiving a fee for providing the rating on this home.

2. In addition to the rating, the Rater or Rater's employer has also provided the following consulting services for this home:  
[ ] A. Mechanical system design  
[ ] B. Moisture control or indoor air quality consulting  
[ ] C. Performance testing and/or commissioning other than required for the rating itself  
[ ] D. Training for sales or construction personnel  
[ ] E. Other (specify) \_\_\_\_\_

3. The Rater or Rater's employer is:  
[ ] A. The seller of this home or their agent  
[ ] B. The mortgagor for some portion of the financed payments on this home  
[ ] C. An employee, contractor or consultant of the electric and/or natural gas utility serving this home

4. The Rater or Rater's employer is a supplier or installer of products, which may include:

Installed in this home by: OR Is in the business of:

HVAC systems [ ] Rater [ ] Employer [ ] Rater [ ] Employer  
Thermal insulation systems [ ] Rater [ ] Employer [ ] Rater [ ] Employer  
Air sealing of envelope or duct systems [ ] Rater [ ] Employer [ ] Rater [ ] Employer  
Windows or window shading systems [ ] Rater [ ] Employer [ ] Rater [ ] Employer  
Energy efficient appliances [ ] Rater [ ] Employer [ ] Rater [ ] Employer  
Construction (builder, developer, construction contractor, etc.) [ ] Rater [ ] Employer [ ] Rater [ ] Employer  
Other (specify): [ ] Rater [ ] Employer [ ] Rater [ ] Employer

Ryan McCracken  
Rater's Printed Name  
Rater's Signature

4281370  
Certification #  
12/1/2017  
Date

I attest that the above information is true and correct to the best of my knowledge. As a Rater or Rating Provider I abide by the rating quality control provisions of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET). The national rating quality control provisions of the rating standard are contained in Chapter One 4.C.8. of the standard and are posted at  
[http://resnet.us/standards/RESNET\\_Mortgage\\_Industry\\_National\\_HERS\\_Standards.pdf](http://resnet.us/standards/RESNET_Mortgage_Industry_National_HERS_Standards.pdf)  
The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

RESNET Form 03001-1-2 - Amended April 24, 2007  
EnergyGauge® / USRRIB v5.1

2/1/2017 11:24 AM

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