



**REAL MODEL HOME
ST. PETERSBURG, FLORIDA**

46% improved energy efficiency over International Energy Conservation Code, according to HERS rating

30-40% builder's projected indoor water use reduction, compared to a conventional home

25% of construction waste diverted from the landfill

LEED® Facts

**REAL Model Home
St. Petersburg, Florida**

LEED for Homes
Certification awarded January 22, 2008

Gold 80*

Sustainable Sites 13/21

Water Efficiency 11/15

Energy & Atmosphere 23/38

Materials & Resources 11/14

Indoor Environmental Quality 10/20

Locations & Linkages 6/10

Awareness & Education 2/3

Innovation & Design 4/9

**Out of a possible 130 points*

The information provided is based on that stated in the LEED® project certification submittals. USGBC does not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.

REAL MODEL HOME

Green Living in the Sunshine State

REAL Building's model home is built to withstand all kinds of weather

PROJECT BACKGROUND

When St. Petersburg-based green building consultants REAL Building set out to design and build Florida's first LEED Gold home, their goal was to show that a home of any style could be truly green. The REAL model home in northeast St. Petersburg's Riviera Bay neighborhood is a 2,100-square-foot "Florida-style" home built to blend in with other homes in the nearby community.

A GREEN HOUSE WHERE ANYONE CAN FEEL AT HOME

Darren Brinkley, the founder and president of REAL Building, wanted the home to dispel the myth that a green home is "a mud hut with a chimney in the middle." The model home is designed to be open and welcoming, maximizing natural light while minimizing passive solar heating in the warm Florida climate. It allows for natural ventilation and steady airflow, reducing the need for air conditioning and heating. Its dark flooring is made of rapidly renewable bamboo, which shines in the afternoon light.

The home was built on the site of a rundown 744-square-foot home. Rather than demolishing the old home and discarding it as waste, Brinkley converted it into a two-car garage for the new home. Brinkley deconstructed the old house, recycling much of what he pulled out of it. He estimates that he, his father and a few friends did about 95% of the work deconstructing the old house themselves. The new home was built on pilings above the original home.

STRATEGIES AND RESULTS

The green features throughout the home include light-colored siding to reduce heat gain and minimize the urban heat-island effect; highly efficient Green Seal-certified windows; and striking recycled glass countertops, which serve as the kitchen's centerpiece. Composite decking around the house gives occupants a comfortable place to relax and enjoy the yard's landscaping, which is made up of plants native to Florida.

Structurally, the goal was to build the house to withstand extreme weather, with the main support pillars anchored to reinforced concrete foundations. The house is built using structurally insulated panels (SIPs), a foam-wood composite that creates a tightly sealed building envelope, making the home efficient and strong. The insulation under the main house is a soy-based spray insulation.

In addition to LEED certification, the REAL model home is also an ENERGY STAR®-rated home. The home includes many carefully selected appliances, products and fixtures aimed at improving water and energy efficiency, including compact fluorescent lighting throughout, high-efficiency ceiling fans, ENERGY STAR®-rated appliances, a geothermal HVAC (heating, ventilation and air conditioning) system, dual-flush toilets, a graywater system that uses bath and laundry water to flush toilets, and a 1,000-gallon rainwater cistern for irrigation.

ABOUT REAL BUILDING

REAL is an acronym meaning "responsible, efficient, attainable and livable." REAL Building was founded in January 2006 and strives to build more environmentally friendly homes, limiting the impact on the environment and utilizing green materials that are not only sustainable, but also superior in strength and durability, improving the overall performance of the home.

"Our mission is to create healthy, safe, low-maintenance homes that are responsible, efficient, attainable and livable."

Darren Brinkley, REAL Building founder and president



Design and Consultation: REAL Building
Project Leader: Darren Brinkley
Provider: Florida Solar Energy Center
LEED Consultant: Taylor Ralph

Project Size: 2,100 square feet
Bedrooms: 4
Bathrooms: 3
Cost per square foot: \$170
Photography Courtesy of: REAL Building

ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's Web site at www.usgbc.org to learn more about LEED and green building.



www.usgbc.org
 1-800-795-1747