

FOR IMMEDIATE RELEASE

Southern California Building Designer Caroline Veerman Pioneers Industry With Innovative Performance Solutions

Veerman Offers Energy and Money Saving Tips for Homeowners

Carlsbad, CA., May 29, 2013 – As the current president of the American Institute of Building Design, California Society, Caroline Veerman has been designing a new vision, focused on building science and home performance. The timing couldn't be more perfect as the building industry shifts its focus toward the functionality of homes rather than just safety.

“Our building code is based on safety, but has recently added more focus on performance,” said Veerman, a certified professional building designer and principal of Carlsbad, Calif.-based residential design firm Loisos Design. “The building code has been updated to pay attention to how a house performs, which is new to the industry. As a result, we have experienced some changes and new regulations, such as improving ventilation in a home, bringing fresh air into the home, removing moist air out of the home, increasing window performance specifications, reducing water usage by the flow rate in fixtures, air sealing, and by adding the Green Code to California Title 24 (CALGreen), the nation's first mandatory green building code.”

According to Veerman, the performance of a home is connected to heating and cooling, air pressures, and air flow. She offers several tips on keeping a home cool, especially during the summer months, when overheating is a common issue. There are several solutions, she said, that homeowners can implement without going overboard on expenses:

- Utilize shade covers on the south and west faces, which reduces the amount of energy used in a home.
- Install an on-demand water pump at the furthest sink fixtures from the water heater, which saves water and energy at the same time.
- Plant a deciduous tree that loses its leaves in the winter but provides shade to a home in the summer on the south and west faces.
- Utilize Mother Nature to cool a home, such as having high and low operating windows, which creates convection air flow and draws warm air out of the house.

Another key solution for keeping hot air out of a home is to insulate and air seal the attic, Veerman said.

“The roof of a home is like sunbathing on the beach. It’s a lot of surface area that gets really warm, and eventually you have to put something on,” she said. “It’s where the house mostly gains its heat. What happens is all that heat gets pushed into the house through the attic from air pressure differentials. People think they just need to insulate the attic, but they forget the primary step before that is to air seal, which means you fill the cracks between the top of the walls and the attic with foam.”

One of Veerman’s specialties is assessing and measuring how a home is performing, via her Building Performance Institute (BPI) Certification, which provides rigorous training on home performance measures. Armed with nifty devices – such as a manometers (which measure the pressure differentials), carbon monoxide analyzer, gas leakage sniffer, and a blower door (pressurizing or depressurizing a home) – Veerman can pinpoint the location of air leakages and missing insulation in a home.

“When I step into a home I try to be aware of the invisible elements – what the house is performing off of such as air flow. It’s all about what you don’t see like the indoor air quality, which mostly comes from the attic, or crawl space or an adjacent garage,” said Veerman, also a LEED AP and a Certified Green Building professional.

While there are many high tech “green” gadgets and devices on the market – such as tankless water heaters, hybrid water heaters and high efficient furnaces – Veerman prefers a more common sense approach to optimizing a home’s performance.

“There is very sophisticated equipment available, but I don’t think it’s necessarily needed if the strategy of the home is fundamentally fit,” she said. “For example, you can exercise without having to go a fancy gym and use all the fancy equipment, while wearing your fancy yoga clothes. It’s the same thing with residential equipment.

“I can recognize what causes certain equipment, such as heaters, not to work to their optimal performance,” Veerman added. “For example, I can recognize that the return air grille that goes back into the furnace unit is not sized right and that the unit is gasping for the proper amount of air. One solution for homeowners is to have their heating unit tested with a duct blower test and a field observation. They don’t have to replace it. That’s where I come in. The system is OK; it’s just not installed and designed properly. I focus on utilizing the heating system that most contractors are familiar with so they don’t have to learn something new. So, what we do is find the areas of the unit or distribution system that have leaks or-where air is not flowing at its optimum. Typically we need to make the return air grille larger or provide more combustible air for the unit. If the ducts are in the attic we can switch them to insulated ducts and then I seal the ducts so they don’t leak. There is an array of solutions.”

Veerman, an award-winning building designer with 20 years of experience, works with both homeowners and contractors, and specializes in new custom homes, full renovations, remodels, and kitchen and bath additions. The Southern California native is experienced with several

different styles, including contemporary, modern, Hacienda, Balinese, coastal Craftsman, traditional Craftsman, and Tuscany. Her BPI certification also allows Veerman to incorporate energy-saving and performance solutions to new and existing homes.

“If someone wants a room addition or remodel the whole house that’s my specialty, but at the same time I implement these other factors so that the comfort of the home is elevated and optimized,” said Veerman, who has received numerous recognitions and awards by the American Institute of Building Design, including first prizes in green design, kitchen, bath, working drawings, and unbuilt designs this spring.

“To me a home is like a jewellery box of memories,” Veerman added. “I take it very seriously on my approach to how the home lives over time and how it grows old with the family.”

About Loisos Design

As a residential design firm in the San Diego coastal region of North County, Loisos Design specializes in new custom homes, full renovations, remodels, and kitchen and bath additions. The firm offers full service design, 3D modeling working drawings, permit processing, project management, interiors detailing, hand drawn sketches, and construction observation. The firm also specializes in coastal permit processes. For more information please visit <http://loisosdesign.com/>.

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