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Left: Low-tech green with indoor air quality was the number one priority for this home. *Above,* builder Frank Laskey. *Below:* It is projected that Energy Star appliances and a sealed combustion, modulating 96.5% efficient boiler matched to other house parts will make this house 40% more efficient than the same size conventional house.

Frank Laskey: Innovator in Capital Region Green Building

Franklin Laskey did not initiate green building in the Capital Region; it only seems that way. Through his business, Capital Construction, Frank was the first to commit to building an entire subdivision of homes (Louden Ridge in Wilton, New York) with green building principles in the forefront. Over the years, Frank's work has drawn the attention of NYSERDA, the American Lung Association (ALA) and others interested in energy efficiency, environmental conservation, sustainability and interior air quality. One of his Louden Ridge homes is the only one in the Northeast certified by the ALA. His work and ideas have been widely documented in newspapers and magazines, and he speaks at forums and seminars, sharing his knowledge with others.

Initially, Frank, like others, wrestled with the definition of green building. He, like others tried to find a way to describe a noble goal in clear, precise terms. The problem was trying to communicate all the aspects that can be involved in green building that go beyond energy efficiency without becoming so esoteric that the goal seemed to become unreachable. Now Frank says simply: "Building green is taking a whole structure approach at the

outset. Whether a house or a commercial structure, it is building it right the first time."

The process starts with the design of the structure, proper placement on its site, then using the correct products and techniques to enclose the house ("the envelope") and following through to assure the interior products and techniques produce an energy efficient house with

healthy air quality. All this should be involved before the word "green" need even enter the conversation. Add such factors as further minimizing the "environmental footprint" (e.g., the environmental costs of sourcing the products), re-use of materials, and recycling and one has virtually moved from good building practices to good *and* green building practices.

Capital Construction engages in commercial construction as well as home building and remodeling. Visit www.capitalconstruction.com. to learn more.



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