

Why Sustainable Design Will Dominate in 2019

More and more developers are requesting sustainable design and looking for ways to implement sustainable features into properties.



2019 will be the year for sustainable design. According to designer **Ameen Ayoub** of **Ameen Ayoub Design Studio**, more and more developers and clients are asking about sustainable design and looking for ways to incorporate sustainable features into projects. This includes everything from solar panels to electric charging stations, and the demand is expected to grow significantly in 2019.

“We are seeing clients ask for sustainable design more and more. Many clients have made the decision to install solar panels,” Ayoub, who has worked on sustainable projects across the country, including The Lofts at Cleveland Square, tells GlobeSt.com. “Currently, the codes are now requiring all new builds in residential houses to install solar panels. This was not the case just a year ago. We have installed solar panels and electric charging stations in many of our commercial office and multi-residential projects as well. We also have landscaped roofs on existing roofs which has helped with heat gain as well as capturing water for reuse.”

Automation is at the top of the list for emerging trends, and Ayoub expects automated mechanical, electrical and plumbing systems to be one of the major trends in automation this year. Those include companies like Savant or Lutron. “This has given clients the ability to control the building systems remotely as well as run diagnostics and troubleshoot any problems that arise,” explains Ayoub.

In addition to automation, healthy building is also rising in popularity. “We are also seeing clients asking for Biophilic design strategies which are essentially “healthy building” efforts,” says Ayoub. “These include the more traditional items we see like solar panels, rainwater treatment systems but now there are other items that are starting to trend as well including lighting and the natural exterior light conditions throughout the day that is now being matched with lighting systems.”

In addition, Ayoub says that operable window, natural light and areas that allow users to bike or use public transit have also become popular.

While sustainable design is growing in popularity, affordability is the major challenge. “Sustainable design is definitely on the rise but the industry is always affected by the market place and affordability of this type of design,” says Ayoub. “We always see cost being the number one determining factor. As much as clients want the sustainable features it is always a very large budget adjustment, which deters some of the really great sustainable strategies from being implemented.”

In California, however, developers are finding ways to manage those costs. “In California we see much more sustainable design happening because the state has always lead in setting the standard for the country in this area as well as many other sectors,” adds Ayoub.

Despite the challenges, Ayoub expects a significant increase in sustainable design this year. “In 2019 we predict a sharp rise in buildings connected more to automated smart systems that monitor and control buildings,” he says. “At the residential and commercial level, smart systems that are wifi/internet based are trending significantly. Clients expect to have, at a bare minimum, systems that can be controlled remotely via an internet connection. The affordability of some of the basic smart building systems like Nest home system will usher in more awareness of what is available for the average consumer.”