



Residential New Construction BuildSmart[®]

Trade Ally Program Standards

Effective: March 1, 2009

**Florida Power & Light Company
Residential New Construction BuildSmart®
Program Standards**

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A. Prescriptive Options

Program Objective

The objective of the BuildSmart® Program is to encourage energy conservation that cost-effectively reduces FPL's coincident peak load and customers' energy consumption through the building of energy efficient residential new construction. The purpose of these standards is to instruct Program Participants in the FPL BuildSmart process.

Participation Requirements

- Program Participants include Participating Builders and owners building their own homes.
- Participating Builder must be the general building contractor. This refers to a contractor licensed by the State of Florida as a General Contractor, a Building Contractor or a Residential Contractor.
- Each Participating Builder must enter into a BuildSmart Program Agreement, with FPL covering the territory served by the Participating Builder as restricted by their building license.
- Owners building their own homes must enter into a BuildSmart Single Home Agreement with FPL covering the location of the proposed home.
- Program Participants must comply with all national, state and local codes and ordinances.
- The BuildSmart Program applies only to residential single-family detached homes and residential single-family attached homes where each housing unit is separated from its neighbors by a ground-to-roof wall and has no housing units constructed above or below.
- Homes must be serviced by FPL.
- The home must have whole house electric cooling which must be supplied by a central cooling system.
- Program Participants shall provide the following data, for each home to be certified in the program:
 - Floor, elevation and site plans
 - Information needed to calculate the home's projected energy performance ("e-Ratio") for internal BuildSmart evaluation and qualification purposes.
 - Construction information notice including physical address/lot number, home model information and construction start and stop date.
- FPL reserves the right to verify all installations. The Program Participant shall correct any deficiency as identified through FPL inspections prior to BuildSmart certification of the home.

- FPL will be the final judge of whether the requirements of the BuildSmart Program have been met.
- FPL reserves the right to modify or terminate these program standards at any time with ten (10) days written notice to the BuildSmart Program Participants.

BuildSmart Process

The BuildSmart Program defines two methods through which a homebuilder may comply in order to receive home certification. Under the Prescriptive method, to receive BuildSmart certification, a home must include the prescriptive energy efficiency measures listed in Appendix A. Under the Flexible method, to receive BuildSmart certification, a home must achieve an energy performance improvement of at least 20% above the applicable baseline home, calculated using the energy rating tool (EnergyGauge[®]) required by the Florida Energy Efficiency Code for Building Construction. A home participating under the Flexible method may employ a wide range of measures as permitted by the energy rating tool.

- Program Participant will execute the BuildSmart Program Agreement or BuildSmart Single Home Agreement prior to delivery of services.
- Program Participant will submit to FPL for the Initial Review process:
 - Supporting documentation including but not limited to floor plans and equipment specifications necessary to perform the energy performance calculations and to provide energy efficient upgrade recommendations.
 - Construction information notice including physical address/lot number, home model information and construction start and stop date.
- FPL will:
 - review proposed measures and features of the home to determine if the home satisfies the BuildSmart Prescriptive criteria as listed in Appendix A, **or**
 - utilize the internal BuildSmart energy performance (“e-Ratio”) calculation on the proposed home to determine if the home satisfies the BuildSmart Flexible criteria.
- Program Participant will notify FPL upon installation of all proposed measures in the home. In order to qualify for the Inspection Reimbursement Payment, prior to the FPL Field Inspection, the Program Participant or its designee must notify FPL that a Class 1 Building Energy Rating System (BERS) Rating is being performed. If FPL does not receive notification of the Class 1 Rating prior to the FPL Field Inspection being performed, the Participant will not be eligible to receive the Inspection Reimbursement Payment.
- Once the home passes inspection, the builder or new homeowner will be awarded a BuildSmart Certificate.

FPL Inspection Process

Initial Review

Review may include, but not be limited to, the following activities:

- Review energy efficiency measures identified by builder.
- Review supporting documentation such as floor, elevation and site plans
- Provide additional recommendations for energy efficient upgrades
- Perform initial BuildSmart energy performance calculations

Field Inspections

Inspections may include, but not be limited to, the following activities:

- Glass, floor and wall areas/orientation, framing and overhang lengths
- Duct system air tightness test and/or inspection
- Mechanical equipment verification
 - Heating and Cooling systems
 - Domestic water heating system
- Insulation inspection
- Final internal BuildSmart energy performance calculation verification

NOTE: FPL reserves the right to conduct multiple field inspections in order to ensure the integrity of the energy efficiency of the home.

Technical Specifications of Eligibility

- Air distribution system must meet the following criteria:

Sealing of the ducted air distribution system may have a maximum cfm leakage of five percent (5%) of the air-conditioned square footage of the home at the final inspection based on an FPL-approved testing protocol. Florida Building Code approved closure systems must be used for all duct system connections.

- HVAC installations must meet the follow criteria:

All HVAC installations must comply with any national, state and local requirements pertaining to the sizing, design, installation and operation of HVAC equipment and associated systems.

The installation of the HVAC system must also be in accordance with the manufacturer's recommendations and specifications, including, but not limited to, refrigerant line sizes and length.

All HVAC systems must have a minimum SEER rating of thirteen (13) for the Flexible method and as specified in Appendix A for the Prescriptive method.

The HVAC filter must be easily accessible and the location must be shown to the home buyer. An operation and maintenance manual must be provided to the resident at time of occupancy.

- FPL reserves the right to disallow any measure that adversely impacts FPL system reliability, equipment or safety.

Builder Incentives

FPL offers promotional incentive funds for homes that receive BuildSmart Program certification along with certification under the U.S. DOE/EPA ENERGY STAR[®] Program.

- Participating Builders are eligible to receive promotional incentive funds under the following conditions and specifications:
 1. FPL offers promotional incentive funds at the rate of \$50 per home certified under both the BuildSmart and ENERGY STAR[®] programs.
 2. The Participating Builder must provide documentation indicating that the home meets the performance guidelines specified by the ENERGY STAR[®] Program.
 3. Promotional incentive funds are available after the home receives both BuildSmart and ENERGY STAR[®] certification.

Inspection Reimbursement Payment

In lieu of FPL BuildSmart's Field Inspection, FPL may accept results and data achieved through a Registered, Class 1 Building Energy Rating System (BERS) Rating, as defined in Florida Administrative Code 9B-60.002, in order to determine whether a home meets BuildSmart standards and is eligible for BuildSmart Certification.

When all conditions are met, as outlined by FPL, an Inspection Reimbursement Payment of \$75 will be paid to the Participant or designee for each qualifying home.

Reporting Requirements

All program charges such as Payroll & Benefits, Material and Supplies, Outside Services, Advertising, Vehicles and Other shall be reported in the Energy Conservation Cost Recovery True-Up and Projections filings, specifically through Schedules CT-2 and C-2 respectively.

Appendix A
Prescriptive Options

Prescriptive Options

Options*	Cooling System	HVAC Sizing	White Roof (WR), Light Roof (LR), Supply Ducts in Conditioned Space (SDI) or Radiant Barrier (RB)	Air Handler Location	Return Duct Location	Hot Water Efficiency**	Heating System Central and North
A	16	Properly Sized	WR or RB	Unconditioned Space	Unconditioned Space	0.92	8.00
B	17	Properly Sized	LR or RB	Unconditioned Space	Unconditioned Space	0.92	8.21
C	17	No Requirement	WR or RB	Unconditioned Space	Unconditioned Space	0.92	8.45
D	15	No Requirement	SDI	Conditioned Space	Conditioned Space	0.92	8.00
E	17	No Requirement	LR or RB	Conditioned Space	Conditioned Space	0.92	8.21
F	18	No Requirement	LR or RB	Unconditioned Space	Unconditioned Space	0.92	8.21

* Only prescriptive measures A-F are approved. Any other prescriptive measures for consideration should be approved by program management.

** .91 permitted if allowed by building code.