

Florida Power & Light Company

**Residential New Construction
(BuildSmart®)
Program Standards**

Effective: September 01, 2025

Residential New Construction (BuildSmart®) Program Standards

1. Program Overview

The Residential New Construction (BuildSmart®) program is designed to encourage builders and developers to design and construct energy-efficient new homes that achieve BuildSmart certification and move to achieve ENERGY STAR® qualifications, achieving an energy performance improvement score of at least ten points better than current building codes require. The program educates builders and developers on the benefits of constructing energy-efficient homes and provides technical support, regular training, and certification processes, alongside financial incentives to builders. By promoting superior building practices that align with ENERGY STAR® qualifications, the program leads to significant energy savings and enhanced sustainability.

The BuildSmart program is delivered to builders, developers, and owner-builders of new homes by FPL Program Specialists who certify that the homes meet the BuildSmart program requirements. To verify that a new home achieves an energy performance improvement score of at least ten points better than the minimum code requirements, a program specialist calculates the home's energy improvement score using an Energy Gauge calculation based on construction plans or the output from a certified third-party rater Home Energy Rating System (HERS) report, as defined in the Florida Administrative Code 9B-60.002.

2. Eligibility Requirements

- The program is open to all builders, developers, and owner-builders of new homes within FPL's service territory.
- The home must be a new residential single-family detached or single-family attached home where each housing unit is separated by a ground-to-roof wall and has no unit constructed above or below.
- The home must have whole-house electric cooling and heating supplied by a central HVAC system.

3. Participation Requirements

3.1 Home Requirements

- The home must achieve an energy performance improvement of at least ten points better than an applicable baseline home required by the Florida Energy Efficiency Code for Building Construction, as determined by FPL's BuildSmart energy performance calculation.

3.2. Builder Requirements

- The builder must construct a home that will be served by FPL.
- The builder must be licensed by the State of Florida as a General Contractor, a Building Contractor, or a Residential Contractor.
- Governmental entities, including local, state, and federal agencies, may, with FPL's pre-approval, perform installations themselves provided they comply with all other Program Standards requirements.

- The builder must submit the following documentation to FPL:
 - Construction information notice including:
 - Physical address/lot number
 - Home model information
 - Construction start/stop dates
 - Data to perform the energy performance calculations including:
 - Home plans (floor, elevation, orientation, etc.)
 - Equipment specifications
 - Other information FPL deems necessary to properly model the energy score
- If applicable, the builder must provide a certified EnergyGauge Buildings (ENB) file or another FPL-approved file.
- For the sole purpose of issuing the BuildSmart certificate, FPL reserves the right to verify any home and will be the sole determiner of whether the requirements of these Program Standards have been met. The builder must allow access for this purpose.

4. Incentives

Financial incentives may be provided in addition to a BuildSmart certification:

- ENERGY STAR® Incentive: \$75 for homes qualified as achieving both BuildSmart and ENERGY STAR® certification.

5. Incentive Processing

- Payments of incentives are sent to the builder based on their designated payee upon verification of Energy Star qualification.

6. Reporting Requirements

- Program costs will be reported to the Commission in FPL's Energy Conservation Cost Recovery (ECCR) True-Up and Projection filings.
- Program achievements will be reported in FPL's Demand-Side Management (DSM) Annual Report filed with the Florida Public Service Commission.

7. Disclaimers

The issuance of a financial incentive by FPL under the program shall not be considered or relied upon by the customer or builder to be confirmation that the installed energy conservation measure(s) was appropriate for the residence or that any of the underlying work performed by the builder in the design and construction of the house and/or the installation of any energy conservation measure was done properly pursuant to the manufacturer recommendations and specifications, building codes, building plans, other applicable laws, design and engineering standards, industry standards, or individual contract requirements. FPL does not participate in or approve the selection of the energy conservation measure(s) and/or participate in the construction of the house and does not manage or provide any oversight of the work performed by the builder. It is the sole responsibility of the customer to perform any due diligence necessary in connection with any decision made in purchasing a home which may be BuildSmart certified. The issuance of a financial incentive under the program does not provide the builder or customer with any type of guarantee, assurance, and/or warranty related to a BuildSmart

home, including the amount of energy savings to be expected.

The builder is neither employed by FPL nor an agent of FPL but rather an independent contractor. FPL does not provide any engineering, plans, designs, or instructions regarding the construction of a BuildSmart home and does not provide any supervision, control, or instructions to the builder regarding the means and methods for performing any work that might be eligible for a financial incentive under the program. This is entirely the responsibility of the builder, who is an independent contractor, and likewise the sole responsibility of the customer to manage and inspect the work performed by the builder.