

Florida Power & Light Company

Residential New Construction (BuildSmart®) Program Standards

Effective: November 2, 2020

FPL Residential BuildSmart® Program Standards

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Program Objective

Encourage builders and developers (“Builder”) to design and construct new homes that achieve BuildSmart® certification and move toward ENERGY STAR® qualifications.

BuildSmart® Certification Eligibility Requirements

Builder must:

- Construct a home that will be served by FPL.
- 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.
- Enter into a BuildSmart® Program Agreement or, if an owner-builder, a BuildSmart® Single Home Agreement.
- Submit documentation to FPL.
 - Construction information notice including physical address/lot number, home model information and construction start/stop dates.
 - Necessary data to perform the energy performance calculations including: home plans (floor, elevation, orientation, etc.); equipment specifications; and any other information FPL deems necessary.
 - A certified EnergyGauge Buildings (“ENB”) file or another FPL-approved file may satisfy this requirement.
- Provide FPL written notification before home is occupied that it is ready for verification.
 - An ENB, if submitted, will serve as notification.
- 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. Builder must allow access for this purpose.

Homes must reflect the following specifications:

- 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.
- Achieve an energy performance improvement of at least 10% 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.
- Have whole house electric cooling supplied by a central cooling system.
- Have a ducted air distribution system complying with the following:
 - Florida Building Code approved closure systems for all duct system connections.
 - Based on an FPL-approved testing protocol, achieve a verified maximum leakage in cubic feet per minute (“CFM”) of five (5) percent of air-conditioned square footage or a maximum 0.42 pressure pan average (“PPA”).
 - This testing will be waived if the ducts are in a conditioned space.

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Optional Financial Incentives and Reimbursement Processing

Optional Financial Incentives (per home)

- May be provided in addition to a BuildSmart® certificate.
- Promotional Incentive – \$50
 - Home must be certified as achieving both BuildSmart® and ENERGY STAR® performance.
- Verification Reimbursement – \$75
 - Builder has a Registered, Class 1 Home Energy Rating System (“HERS”), as defined in Florida Administrative Code 9B-60.002, conducted in lieu of an FPL-performed field verification.

Reimbursement Processing

- The Builder must submit documentation demonstrating the FPL requirements specified above have been met.
- Optional financial incentives will be paid to the Builder or their designee.

Participation Limitation

FPL will close current-year participation if FPL determines that additional participation is not needed to achieve its approved Residential sector annual Goals. FPL’s prior commitments related to customer installations in progress at the time of such closure will be honored in compliance with these Program Standards. The Program will be reopened to new participants January 1st of the following year. FPL will provide customer messaging through its normal communication channels, which may include FPL’s website, customer care center and other FPL representatives.

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 the FPL’s Demand-Side Management (“DSM”) Annual Report.

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: (i) the installed energy conservation measure(s) was appropriate for the residence; and/or (ii) 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 guaranty, 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

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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.