

*Setting the Standards for Green Building in Florida*

# Florida Green Home Certification Standard



REFERENCE GUIDE



# Florida Green Home Standard

## *Reference Guide*

### **Version 9**

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This reference guide is intended to serve two purposes:

- To provide information on green home practices.
- To provide details on how to earn points for complying with the Florida Green Home Designation Standard.

Some items require submittals and are colored in red.

#### Note:

It is possible to combine many submittals in one detailed plan. Letters or documented verbal communication from vendors can substitute for material and equipment cut sheets where required. No document produced by FGBC is intended to supersede or contradict the Florida Building Code.

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## PREREQUISITES

### PREREQUISITE 1 SWIMMING POOL SPA

If the home will have or has a swimming pool or spas FGBC requires that a minimum of **ONE of the following** (P1.1 – P1.4) options is implemented.

#### P1.1: Sanitation System that Reduces Chlorine Use

**Requirement:** Homes with swimming pools install and use a pool sanitation system that reduces the use of chlorine.

**Points:** Prerequisite – ONE of P1.1 – 1.4 is required

**Submittals:** Cut sheet or photo of sanitation system.

**Intent:** Provide a healthier sanitation system for home occupants. Traditional pool sanitization requires large quantities of chemicals that are both unhealthy for the environment and individuals. Reduced chlorine systems may be used to maintain the pool, such as recycled salt alternatives, ultra violet or ozone systems.

**Resources:** The below photos are only shown to represent the type of equipment you may see on the jobsite during inspections. Note FGBC does not endorse any products.



Salt-water pool sanitation system and UV lighting options

#### P1.2 Pool/Spa Cover

**Requirement:** Homes with pools and or spas have covers and owners have been educated regarding the proper use.

**Points:** Prerequisite – ONE of P1.1 – 1.4 is required

**Intent:** Reduce heat loss, chemical evaporation, keep water clean and lengthen swimming season by using a cover. Depending on materials and the amount of time the cover is used, temperature increases of 5°F to 10°F may be expected from a cover. A 5°F increase is reasonable when the cover is used 12 hours a day and a 10°F increase could be expected when it is used 20 hours a day. Transparent or lightly translucent covers work best because they allow solar energy to pass through and be absorbed by the pool water, and they prevent heat loss at night. Opaque covers are best used in Florida at night to prevent heat loss. Various types of pool covers are available at your local pool supply store.

**Submittals:** Cut sheet or photo of cover.

**Resources:** The below photos are only shown to represent the type of equipment you may see on the jobsite during inspections. Note FGBC does not endorse any products.



### **P1.3 Solar Pool Heating System**

**Requirement:** Use solar pool heating system

**Points:** Prerequisite – ONE of P1.1 – 1.4 is required

**Intent:** Reduce energy use and cost of heating a pool. The average yearly cost for heating a residential pool in Florida is approximately \$1,450 using electrical resistance (electricity at \$0.09/kWh), and often over \$500 using an electric heat pump or using natural gas. Liquid propane costs about the same as electrical resistance. A solar pool heating system is appropriate in our Florida climate, and can pay for itself in as little as two years.

**Submittals:** Cut sheet or photo of heating system.

**Resources:** For information on the State of Florida solar pool heating testing and certification program and a list of all certified manufacturers, visit:

[http://www.fsec.ucf.edu/en/consumer/solar\\_hot\\_water/pools/index.htm](http://www.fsec.ucf.edu/en/consumer/solar_hot_water/pools/index.htm)



### **P1.4 Dedicated PV to Run Pool Equipment**

**Requirement:** Install the equivalent amount of photovoltaic panels necessary to power the pool equipment a minimum of 6 hours/day in the summer

**Points:** Prerequisite – ONE of P1.1 – 1.4 is required

**Intent:** Reduce homeowner ongoing energy use and costs. The cost to run the pool can easily comprise 20% of the total household electricity use. Pool pumping is done through a renewable power source with no connection to the grid

**Submittals:** Summary of pool equipment and a total of the expected annual energy consumption along with specifications and proof of installation of an equivalent photovoltaic system.

**Resources:** [http://www.fsec.ucf.edu/en/consumer/solar\\_hot\\_water/pools/sizing.htm#Collector](http://www.fsec.ucf.edu/en/consumer/solar_hot_water/pools/sizing.htm#Collector)



**P1.5 Home has no pool or spa**

**Requirement:** Home has no pool or spa

**Points:** Prerequisite – if home has no swimming pool

**Intent:** Reduce energy consumption and chemical usage as a result of individual pools and spas

**Submittals:** N/A

**Resources:** N/A

**PREREQUISITE 2 WATERFRONT CONSIDERATIONS**

Waterfront Florida yards present special challenges and responsibilities and as such, landscapes bordering surface-water resources must address water quality of the adjacent surface water by implementing at least ONE of the following measures.

**P2.1 Use of Native Aquatic Vegetation in Shoreline**

**Requirement:** 75% of your property’s shoreline must be bordered by native aquatic plants.

**Points:** Prerequisite – ONE of P2.1 – 2.3 is required

**Intent:** Naturally sloping lagoon shorelines, particularly when buffered by a fringe of mangroves and/or marsh grass, help smooth out waves and reduce turbidity (cloudiness) in the water. Mangroves and other shoreline plants contribute to the lagoon's food web, attract wildlife, such as wading birds, and help prevent erosion of the shoreline. Such plants also contribute to the treatment of storm water runoff before it enters the water body.

**Submittals:** Photo and plant list.

**Resources:** To find appropriate plant species for your area, contact your water management district or your local horticultural extension office, or for a full list of extension agencies, visit: <http://www.csrees.usda.gov/Extension/>, or <http://www.dep.state.fl.us/secretary/watman/>

**P2.2 No Turf Adjacent to Natural Water Bodies**

**Requirement:** No turf can be adjacent to natural water bodies. A minimum 10-foot border of un-irrigated, site-appropriate plants is used. Choose a low maintenance ground cover, or a mulched area with low maintenance plantings.

- Points:** Prerequisite – ONE of P2.1 – 2.3 is required
- Intent:** Enhancing natural vegetation with additional native plantings and removing non-native, invasive plants can improve both the function and aesthetics of the shoreline. Native plantings require little maintenance in the form of fertilizer that can enter the water body via stormwater runoff and encourage harmful algal blooms. Cultivated turf, which requires supplemental irrigation, pesticide, fertilizer, and mowing, is an especially poor choice for the shoreline area due to polluted nutrient runoff and potential for grass clippings to enter the water body. Turf species that do not require any supplemental inputs are acceptable.
- Submittals:** Photo and plant list.
- Resources:** To find appropriate plant species for your area, contact your water management district or your local horticultural extension office, or for a full list of extension agencies, visit: <http://www.csrees.usda.gov/Extension/>, or <http://www.dep.state.fl.us/secretary/watman/>

### **P2.3 Use of terraces, swales, or berms to slow storm water**

- Requirement:** Use terraces, swales, and berms protecting a minimum of 75% of the shoreline that will slow storm water movement to the natural water body
- Points:** Prerequisite – ONE of P2.1 – 2.3 is required
- Intent:** Use various techniques to slow storm water movement into the water body, thereby allowing it to be treated naturally by the onshore environment. Such structures should be placed landward of the mean high water line. A qualified individual should be consulted before changing drainage patterns along your shoreline. Contact your local water management district.
- Submittals:** Photo
- Resources:** For more information consult A Guide to Environmentally Landscaping: Florida Yards and Neighborhoods Handbook or visit [http://fyn.ifas.ufl.edu/materials/FYN\\_Handbook\\_vSept09.pdf](http://fyn.ifas.ufl.edu/materials/FYN_Handbook_vSept09.pdf)

### **P2.4 Home site does not border natural water body**

- Requirement:** Home site does not border natural water body
- Points:** Prerequisite – if home site does not border natural body of water
- Intent:** Use various techniques to slow storm water movement into the water body, thereby allowing it to be treated naturally by the onshore environment. Such structures should be placed landward of the mean high water line. A qualified individual should be consulted before changing drainage patterns along your shoreline. Contact your local water management district.
- Submittals:** Photo
- Resources:** For more information consult A Guide to Environmentally Landscaping: Florida Yards and Neighborhoods Handbook or visit [http://fyn.ifas.ufl.edu/materials/FYN\\_Handbook\\_vSept09.pdf](http://fyn.ifas.ufl.edu/materials/FYN_Handbook_vSept09.pdf)

## **PREREQUISITE 3 INVASIVE EXOTIC SPECIES**

### **P3.1 Landscape Considerations**

**Requirement:** Reduce or eliminate use of invasive exotic category 1 plants according to lot size. No invasive exotic class 1 plants be located on sites/lots that are less than 1/5 acre, and for lots greater than 1/5 acre, no invasive exotic class 1 plants be located within 50 feet of the structure (foundation or conditioned space). Because trees provide shade to the lot and home and will not affect water conservation, established trees, 6" caliper or greater, that are listed as invasives may be left on the site, however, removal is encouraged.

**Points:** Prerequisite - Required

**Intent:** Avoid the spread of invasive exotic plants and promote a Florida Friendly landscape.

**Submittals:** Required – ONLY for homes with existing landscaping - Inspection/approval by Florida Yards and Neighborhoods (FY&N) personnel, certified Florida Master Gardener, Florida Water Star Certifier, or approved professional.

Suggested for new landscape - Landscape plan and plant list

**Resources:** A list of such plants is provided by the Florida Exotic Pest Plant Council (FLEPPC) and can be found at: <http://www.fleppc.org/list/list.htm>

## CATEGORY 1: ENERGY

### E1 HERS INDEX – ENERGY RATINGS

#### E1.1 Confirmed Florida HERS Rating

**Requirement:** Energy Rater must provide a certified HERS index (showing an increase in efficiency over code).

**Points:** **3 points for every HERS Index point below 80. (E.g. HERS Index 75 awarded 15 points).**

**Intent:** Reduce Energy Consumption in homes. Elements included in the Home Energy Rating System (HERS) Index can be found in the table listed below. Points are awarded for homes more energy efficient than code. Many line items builders often ask to receive credit for may be found within the HERS Index calculation. Note the HERS Index is based on whole house energy performance.

Energy Gauge USA / HERS Index		
Envelope		
Floors	Windows	Roof
Foundation type	# & size of windows	Roof Configuration / Slope
Insulation value	Tint / U-factor	Roof Material / Color
Perimeter / Area	Type of Frame	Attic Details
Floor covering	Overhang details	Conditioned ceiling Area
Walls	Ceilings	Solar absorbance
Orientation	Ceiling style	Roof deck insulation level
Area	Insulation value	Radiant barrier system
Insulation value	Area	Attic Ventilation ratio
Doors	Garage	Infiltration
Door Area / U Value	Attached or not	Building envelope leakage
Equipment		
Hot Water	Ducts	Appliances and Lights
Type / location	Insulation value	Programmable Thermostat
Efficiency	Duct Location	Refrigerator
Daily usage	Air Handler Location	% fluorescent lighting
Set Temperature	Amount of leakage	Ceilings fans
Solar or heat recovery	Duct surface area	Dishwasher
Cooling	Heating	Photovoltaic's
System Type	System Type	Array
Capacity	Efficiency	Inverter
SEER	Capacity	Batteries

**Submittals:** **Required - Copy of signed HERS rating guide**

**Resources:** To find out more about Florida Energy Ratings, visit the Florida Solar Energy Center's website at: <http://www.fsec.ucf.edu/en/consumer/buildings/homes/ratings/>. This website contains priorities for designing an energy- efficient home in Florida, along with listings of local Energy Raters.

### E2 ENERGY – DESIGN, FINISHES, AMENITIES

FGBC has created this design section to award points for other energy conservation measures that are not taken into account within the HERS Rating System. Many of these measures involve proper design and layout of the home that can lead to energy savings through passive, rather than active action.

### E2.1 Thermal Bypass Inspection

**Requirement:** Conduct a Thermal Bypass inspection of the home.

**Points:** 1

**Intent:** The Thermal Bypass Checklist is a 16-point list of building details where thermal bypass, or movement of heat around or through insulation, frequently occurs due to missing air barriers or gaps between the air barrier and insulation. Reducing thermal bypasses are important as they can lead to comfort and warranty issues as well as higher utility bills.**Submittals:** Required - Thermal bypass inspection report

**Resources:**

[http://www.energystar.gov/ia/partners/bldrs\\_lenders\\_raters/downloads/Thermal\\_Bypass\\_Inspection\\_Checklist.pdf?2e20-96db](http://www.energystar.gov/ia/partners/bldrs_lenders_raters/downloads/Thermal_Bypass_Inspection_Checklist.pdf?2e20-96db)

### E2.2 Ductwork and Joints Sealed With Mastic

**Requirement:** All ductwork must be sealed with mastic

**Points:** 1

**Intent:** Reduce/eliminate duct leakage to unconditioned space. Duct leakage significantly contributes to excessive energy use and can cause pressure imbalances that lead to durability problems. Using mastic compound to seal all ductwork connections provides a seal that is much less prone to failure than tape.

**Submittals:** Photo of at least 1 properly sealed joint.

**Resources:** N/A



### E2.3 Ductwork Smoke Tested Allowing Leaks to be Sealed Prior to Drywall

**Requirement:** AC Contractor or Smoke Testing personnel administer smoke test, identify leaks, and verify leaks are sealed. Verify leaks are sealed by visual inspection. Smoke identifies leaks visually. Leaks are sealed when there is no more smoke coming from leaks. AC contractor must be present to seal leaks. Smoke testing protocol as follows:

1. All boots are temporarily sealed by either the AC Contractor or Smoke Testing personnel.
2. Potable smoker or duct tester/fogger is connected to the supply and return sections of the duct work. All dampers, if installed, to be verified open by AC Representative.

3. AC Representative is present during Smoke Testing to seal observed leakages with approved materials.
4. Smoke Testing personnel note severity and location of leakages.
5. Smoke Testing personnel verify that all leaks have been sealed at rough-in and supply certificate to client attesting to that fact with date and signature of the Smoke Tester.

**Points:** 1

**Intent:** Smoke testing ductwork at rough-in allows otherwise invisible leaks to be identified and sealed while it is still accessible. This process provides visual and procedural education for the HVAC installers potentially resulting in improvement on future jobs. Note that inspector must have correctable vision. Leaks are NOT quantified at this stage because you need leakage from the boots temporary covers to have a path for the fog to flow through the system plus there may be other leakages in the system after the rough in. Other leaks, which are recommended for additional sealing, are drywall to boot interface and leakages associated with the air handler cabinet, along with what other trades may have damaged by their work around the ducts during rough in.

**Submittals:** Required - Signed affidavit by testing agent verifying smoke test and sealing of all leaks

**Resources:** N/A



#### E2.4 Cross Ventilation and Ceiling Fans Code Credits

**Requirement:** Install ceiling fans and incorporate cross ventilation in all primary main living spaces and all bedrooms. To qualify each bedroom and all primary living areas must have ceiling fans and a minimum of one window present on at least two walls each room.

**Points:** 1

**Intent:** Reduce energy bills and encourage passive design. The HERS system awards credit for either cross ventilation or ceiling fans, but not for both. Incorporating cross ventilation and ceiling fans into a home design encourages less reliance on air conditioning systems during periods of cooler ambient temperatures by circulating air more efficiently, and thus making the home more comfortable.

**Submittals:** Photos or floor plan showing locations of windows and installed ceiling fans.



**Resources:** <http://www.fsec.ucf.edu/en/publications/html/FSEC-PF-306-96/index.htm>

**E2.5 Roofed Porch, Minimum 100 Square Feet and 3 Sides Open**

**Requirement:** The home must have a minimum of a 100 SF porch or outdoor living space that is covered and open either on three sides or on the two opposing sides to allow for ventilation. The porch may be screened but not enclosed by solid walls or cabinetry between 1’6” and 6’8” above floor height. The open sides must not be blocked by walls or building projections within a distance of three times (3x) the ceiling height.

**Points:** 1

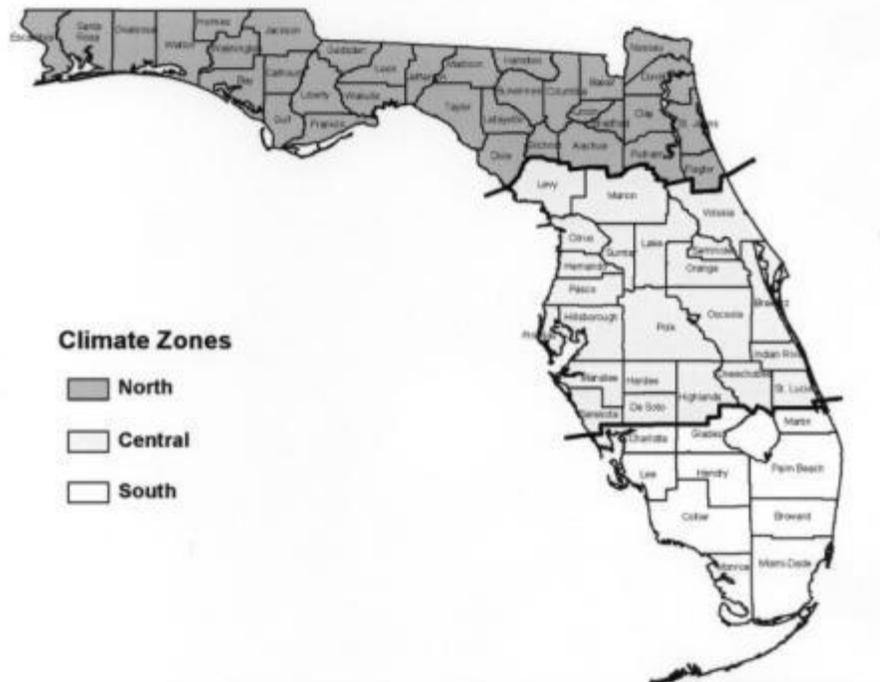
**Intent:** Porches provide a comfortable outdoor living, cooking, and eating space during cooler months and reduce reliance on the home’s air conditioning system. As with the rest of the home’s design, providing shade with overhangs, keeping the roof cool, and installing a ceiling fan will further increase comfort.

**Submittals:** Photos or floor plan showing location of porch.

**Resources:** N/A

**E2.6 Passive Solar Space Heat System**

**Requirement:** Design home for passive solar heating such that the home incorporates 30 BTU/oF/ft<sup>2</sup> of storage for every square foot of south-facing glass Credit not available for homes in the South Florida climate zone (as defined by the Department of Community Affairs (DCA) - refer to the map below or check the home’s energy code compliance form).



**Points:** 1

**Intent:** Homes designed for passive solar heating utilizes, and sometimes stores, energy from the sun during the winter months. South-facing windows receive significant winter sun

and much less summer sun. Incorporating south-facing glass and placing the main living area on the south side of the home takes full advantage of this. Heat storage can be achieved by using a good conducting material on the slab floor, such as tile or slate, to provide for thermal mass. Concrete block and brick partition walls also provide good thermal mass, as do designs that incorporate water. Homes can also use this “mass” to preserve cool temperatures when the air conditioning system is operating.

**Submittals:** Details of storage system.

**Resources:** N/A

### **E2.7** **Passive Solar Day-Lighting**

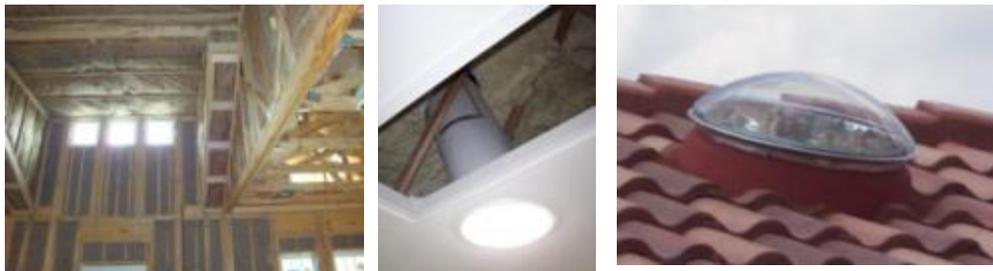
**Requirement:** Incorporate solar day lighting with clerestory windows, skylights that are energy star certified, or light/solar tubes

**Points:** 1

**Intent:** Home designed for passive solar day lighting allows sunlight to enter the home without excessive heat gain. Examples include north- and south-facing clerestory windows. Clerestory windows are windows that are above the eye level for privacy and allow sunlight in while reducing heat gain. Such windows should be operable to also provide a ventilation outlet. Solar light tubes (domed glass roof fixtures coupled with an insulated reflective tube) are encouraged, and provide usable reflected light without the heat gain. Light-colored interior surfaces (walls, ceilings, floors) also aid with natural lighting by reflecting light rather than absorbing it. Light-colored surfaces are beneficial whether using natural or artificial lighting.

**Submittals:** Photos or plan showing location of day-lighting features.

**Resources:** N/A



### **E2.8** **Deciduous Trees on South**

**Requirement:** Use shade trees to shade more than 75% of south elevation. Southern climate zones (map page 10), 75% must be shaded but trees do not need to be deciduous.

**Multi-Family:** For multi-family projects, shading of the individual unit’s south side shall be used as a basis for awarding this credit to the individual unit. If the south facing wall is an adjacent wall with conditioned space on the other side, the wall may be considered appropriately shaded and receive credits.

**Points:** 1

**Intent:** Placement/preservation of trees that will shade south elevations during warm weather, but do not block heat/light during cool weather can yield energy savings.

**Submittals:** Photo or site plan showing locations of trees.

**Resources:** N/A

**E2.9 House Shaded on the East and West by Trees**

**Requirement:** Use trees to shade a minimum of 25% of the total wall area within 45° of due east or west that separate the conditioned area from the outside (omit garage and porch walls). Observe amount of wall area under full shade during the summer or use a sunpath tool. If trees are immature, no extrapolations are to be made to their adult size.

**Multi-Family:** For multi-family projects, shading of the individual unit's east and west side shall be used as a basis for awarding this credit to the individual unit. If the east and west sides of the unit are adjacent walls with conditioned space on the other side, the wall may be considered appropriately shaded and receive credits.

**Points:** **1 point for each 25% of shaded east and west wall area (averaged)**

**Intent:** During the cooler seasons, a house can achieve a large solar heat gain during the morning and early evening hours as the sun rises and sets. These times also correspond to peak demand placed on utilities. By providing shade trees on the east and west sides of the house, cooling demand can be significantly reduced, since a single mature tree can avert as much heat from a home site as two residential size central air conditioners. Placing deciduous trees on the south side of the house is also beneficial, as they provide shade in the summer and let in winter sunlight. Foundation plantings of smaller shrubs are also beneficial to keep the ground next to the house cool and to block re-radiation from adjacent hot surfaces (however, no plants should be placed within 24" of the foundation to prevent excess moisture from accumulating). Trees can also be used to shade the air conditioner condenser, which can further reduce cooling costs. Shade produced by balconies and other overhangs are not included here, for their influence is taken into account in the HERS rating system.

**Submittals:** Photo or site plan showing locations of trees.

**Resources:** N/A

**E2.10 Washer and Dryer Outside of Conditioned Space**

**Requirement:** Locate washer and dryer outside of conditioned space —garage, unconditioned utility room, etc. The location must be separated from the main body of the home by an insulated wall. The unconditioned utility room must meet the following requirements:

- Insulate the walls between the utility room and conditioned space (shared walls).
- Finish the shared walls and ceiling (if below conditioned space) with drywall.
- Seal all holes and air leakage pathways through the walls, floor, and ceiling that can connect the utility room to the conditioned space (plumbing, gas lines, wiring, and bottom plate).
- Install a non-louvered door that is weather-stripped and equipped with a properly adjusted threshold.

**Points:** **1**

**Intent:** Washers and dryers emit large quantities of heat under operation. If located within the conditioned space, they represent an additional load on the home's air conditioning system. If the washer and dryer are located within the conditioned space, points can be achieved under Health-Ventilation by providing a makeup air source.

**Submittals:** Photo or floor plan showing location of utility room.

**Resources:** N/A

### E2.11 Floor Joist Perimeter Insulated and Sealed

**Requirement:** Insulate and seal around the perimeter of all framed floors –To receive this credit the home must be greater than 1 story.

**Points:** 1

**Intent:** In homes greater than 1 story, it is critical to ensure that the external perimeter of all framed floors are insulated, as well as sealed, to prevent leakage of unconditioned air and moisture into the floor cavity. Often times, forced air ductwork is located within this cavity, and can suffer significant efficiency loss through contact with the unconditioned air. Because blown-in foam insulation is an air barrier as well as a thermal barrier, additional sealing is not necessary. Sealing of all building assembly connections within the rim joist area is required when using other types of insulation.

**Submittals:** Photo or wall section detail.

**Resources:** N/A



### E2.12 Light Colored Exterior Walls

**Requirement:** At least 80% of the home's exterior surfaces on the outside of conditioned space must have a reflectance of at least 50%. If a documented reflectivity is not available, this credit can only be given to "white" or "off white".

**Points:** 1

**Intent:** Dark colors absorb more heat from sunlight; in contrast, light-colored surfaces have been shown to reduce cooling costs. A code credit is currently available for homes in Florida that incorporate white metal or tile roofs. Many paint colors are now available that offer adequate reflectance specs in colors other than "white."

**Submittals:** Cut sheet showing reflectance spec. When appropriate, photos and calculations proving no more than 20% of the exterior of the conditioned square footage has less than 50% reflectivity.

**Resources:** N/A



### **E2.13 Light Colored Interior Walls, Ceilings, Carpet/Floors**

**Requirement:** All bedrooms and all major living spaces in the home have light-colored wall and ceiling surfaces with a reflectance of at least 50%. Bonus point awarded if all major living spaces and bedrooms have light colored flooring. If a documented reflectivity is not available, this credit can only be given to “white” or “off white”.

**Points:** **1 point for walls and ceiling**  
**2 points for walls, ceiling, and floors**

**Intent:** Light-colored interior surfaces increase lighting efficiency by reflecting and dispersing light rather than absorbing it. Light-colored surfaces are beneficial whether using natural or artificial lighting.

**Submittals:** Photo or cut sheet of paint/surface used.

**Resources:** N/A

### **E 2.14 Maximum 100w Fixtures in Bathrooms**

**Requirement:** All bathroom light fixtures in the home are designed to use a maximum total of 100 watts. A fixture as defined by FGBC is any amenity or system that uses lights and operates on a single switch. These include items such as recessed cans, vanities, lights, mirror fixtures, etc. Multiple switches may be incorporated into the bathroom; however, each switch must only activate 100 watts of lighting total. Limit the number of bulbs per switch or use low wattage lighting such as compact fluorescent or LED.

**Points:** **1**

**Intent:** Typically, bathrooms have lighting fixtures that contain 4 or 5 incandescent bulbs. Such fixtures can add excessive heat to the conditioned space, and the amount of light output is generally excessive. This credit is designed to reduce both energy use directly as well as heat generated from lighting. For example if a bathroom has a vanity with 4 light bulbs and a recessed can, the home can achieve points if one of two things happens: The 4 light bulb fixture is tied to one switch and has a combined wattage of less than 100W and the recessed can is tied to a separate switch and has wattage of less than 100W. Or the fixture and recessed can are tied to the same switch and the combined wattage of the 5 lights is less than 100 watts.

**Submittals:** Photo of light fixtures

**Resources:** N/A

### **E2.15 Pre-Plumb for Solar Hot Water**

**Requirement:** Install plumbing for future installation of a solar hot water system running from the hot water tank location up through the roof. Penetration should be properly sealed, and plumbing must be copper pipe or CPVC.

**Points:** **1**

**Intent:** Besides providing south-facing roof area, the next step in preparing for a future solar hot water system is to install plumbing. This point is not available if a system is installed. Installed solar water heating systems are given credit in the HERS rating system and in the Energy category.

**Submittals:** Photo or plumbing plan.

**Resources:** N/A

### E2.16 Install a State Certified Solar Water Heating System

**Requirement:** Install a properly sized State certified solar hot water system that has a solar fraction  $\geq$  0.5.

**Points:** 2

**Intent:** Water heating can account for a large portion of a home's energy use. A modestly sized solar water heating will provide 50-70% of an average household's hot water needs at low cost.

**Submittals:** Required - Spec. sheet and copy of certification results.

**Resources:** [http://www.fsec.ucf.edu/en/consumer/solar\\_hot\\_water/homes/index.htm](http://www.fsec.ucf.edu/en/consumer/solar_hot_water/homes/index.htm)

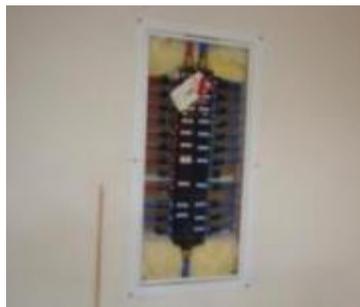
### E2.17 Compact Hot Water Distribution

**Requirement:** Install compact hot water distribution system. For a conventional system, no branch line from the water heater to any fixture may exceed 25 feet in one-story homes. Add 1x the ceiling height for two story homes, and add 2x the ceiling height for three or four story homes. Branch lines from the central header to each fixture must be a maximum of ½-inch diameter. One point is also available for use of a manifold system, or for use of a recirculation loop with an on demand control with auto pump shut-off in the kitchen and each full bathroom.

**Points:** 1

**Intent:** By centrally locating the water heater, heat losses can be reduced by minimizing piping runs. Heat losses can also be minimized by installing an on-demand circulation loop, or by installing a manifold system with individual small diameter water lines dedicated to each fixture.

**Submittals:** Plumbing plan.



**Resources:** N/A

Manifold hot water system

### E2.18 Insulate All Hot Water Pipes

**Requirement:** Insulate all hot water piping (including that which is buried) with a minimum of ½" insulation.

**Points:** 1

**Intent:** Insulating the piping will minimize heat losses while water is flowing through, or remaining stagnant inside the pipes. CPVC is not a suitable replacement for insulation.

**Submittals:** Required - Photo of the buried insulated lines or a receipt for the appropriate amount of pipe insulation must be provided.

**Resources:** N/A



### **E2.19 Energy-Efficient Clothes Dryer**

**Requirement:** Install a clothes dryer with a moisture sensor that senses dryness inside the drum and automatically stops the drying cycle

**Points:** 1

**Intent:** The clothes dryer is typically the second-biggest electricity-using appliance after the refrigerator. Some new clothes dryers remove moisture more efficiently, have moisture sensors, and have automatic shut-off controls to avoid over-drying. The efficiency of clothes dryer is measured by a term called the energy factor. This factor is somewhat similar to ‘miles per gallon’ for a car, but in this case, the measure is pounds of clothing per kilowatt-hour of electricity.

Look for clothes dryers with a moisture sensor that automatically shuts off the machine when your clothes are dry. Not only will this save energy, it will reduce the wear and tear on clothes from over-drying. The best dryers have moisture sensors in the drum for sensing dryness, while most only infer dryness by sensing the temperature of the exhaust air. Compared with timed drying, you can save about 10% with a temperature sensing control, and 15% with a moisture sensing control.

Look for a dryer with a cycle that includes a cool-down period, sometimes known as a “perma-press” cycle. In the last few minutes of the cycle, cool air, rather than heated air, is blown through the tumbling clothes to complete the drying process.

Gas dryers are usually less expensive to operate than electric dryers. The cost of drying a typical load of laundry using an electric dryer is 30-40 cents compared to 15-20 cents using a gas dryer.

**Submittals:** Photo or cut sheet of appliance(s).

**Resources:** <http://www.energysavers.gov/tips/laundry.cfm>

### **E2.20 Energy-Efficient Oven/Range(s)**

**Requirement:** Install self-cleaning or pilotless gas ovens, and cook tops that are pilotless gas halogen, solid disk, radiant, or induction elements

**Points:** 1

**Intent:** Conventional ovens must first heat up about 35 pounds of steel and a large amount of air before they heat up the food. Tests indicate that only 6% of the energy output of a typical oven is actually absorbed by the food. New ovens have additional insulation and tighter-fitting oven door gaskets and hinges to save energy.

For gas ovens, new electronic pilotless ignitions reduce gas usage by about 30% over a constantly burning pilot light. These are also more convenient, eliminating the need to restart a standing pilot light. Gas ovens use much less energy compared to their electric counterparts because the fuel is used directly for cooking. A gas appliance costs less than half as much to operate as an electric one, provided it is equipped with electronic ignition instead of a pilot light.

Consider buying a self-cleaning oven. They use less energy for normal cooking because of higher insulation levels. With electric cook tops, there are a number of new types of burners on the market: solid disk elements, radiant elements under glass, halogen elements, and induction elements. Solid disk elements and radiant elements under glass are easier to clean, but they take longer to heat up and use more electricity. Halogen elements and induction elements are more efficient than conventional electric coil elements. The range hood should ventilate to the outside and not simply re-circulate and filter the cooking fumes. This is especially important with gas ranges. Also, be careful about the sizes of fans—too large a fan can waste energy and cause back drafting of combustion gases into the house. This is a major concern with large downdraft ventilation fans used with some cook-tops and ranges. Ask about make-up air ducts available for these models. Points are awarded for exterior vented range hoods under the Health section.

**Submittals:** Photo or cut sheet of appliance(s).

**Resources:** Cut sheet for each appliance

## **E2.21 ENERGY STAR® Clothes Washer**

**Requirement:** Install ENERGY STAR® labeled clothes washers

**Points:** 1

**Intent:** Appliances labeled with the EPA ENERGY STAR® label use less energy and water than other products, save money on utility bills, and help protect the environment. Although energy-efficient models sometimes cost more to purchase initially, any extra up-front cost can often be made up with savings on your utility bill.

ENERGY STAR® clothes washers use superior designs that require less water to get clothes thoroughly clean. These machines use sensors to match the hot water needs to the load, preventing energy waste. ENERGY STAR® washers use nearly 50% less water and over 40% less energy per load. The washer design also causes less wear and tear on clothes. In addition, better water extraction means less drying time, which yields further energy savings. There are two designs, top-loading and front-loading. They are described in more detail as follows:

Front-loading ENERGY STAR® models are similar in design to washers used in laundromats. These horizontal-axis or tumble-action machines repeatedly lift and drop clothes, instead of moving clothes around a central axis.

Top-loading ENERGY STAR® washers use sensor technology to closely control incoming water temperature. To reduce water consumption, they spray clothes with repeated high-pressure rinses to remove soap residues rather than soaking them in a full tub of rinse water.

**Submittals:** Photo or cut sheet for each appliance.

**Resources:** For more information, visit the ENERGY STAR® web page at:  
[http://www.energystar.gov/index.cfm?c=clotheswash.pr\\_clothes\\_washers](http://www.energystar.gov/index.cfm?c=clotheswash.pr_clothes_washers).

**E2.22 Efficient Well Pumping**

**Requirement:** Install well pump that has supplied power at 220V and the system contains a storage tank with a volume greater than 35 gallons. Only homes whose potable water is served by a deep well are eligible for this point. You may also receive a point if the pump is powered by photovoltaics.

**Multi-Family:** For multi-family projects, all pumps on the project site must comply with the efficient pump requirements for the individual unit(s) to receive credit.

**Points:** 1

**Intent:** When using a well pump, larger storage volumes will minimize the number of times the pump must cycle on/off, thereby minimizing the large amount of energy needed to start the pump motor.

**Submittals:** Include details of pump/storage system.

**Resources:** N/A

**E2.23 Efficient Envelope Volume**

**Requirement:** Design a home with minimal outside surface area such that the below formula is less than 43. Total gross wall area refers to the walls, windows and doors that separate the conditioned space from the non-conditioned space.

$$\left( \frac{\text{Total gross wall area}}{\sqrt{(\text{Conditioned square footage}) * (\text{Number of stories})}} \right) < 43$$

**Points:** 1

**Intent:** Some home designs minimize the amount of outside surfaces while others have shapes that have many projections. Although many projections may help for cross ventilation, minimal outside surface area is beneficial for times when air conditioning or heating is occurring.

**Submittals:** Floor plan and calculation.

**Resources:** N/A

**E2.24 Dwelling Unit Attached; Zero Lot-Line; Row House**

**Requirement:** Attached unit or zero lot line, apartment, condo, or row houses automatically qualify for the credit.

**Points:** 1

**Intent:** Residences bound by other conditioned spaces on any or all sides use less energy for cooling and heating than residences bound by unconditioned or spaces.

**Submittals:** Photo or site plan.

**Resources:** N/A

### **E2.25 Recessed, Sealed, Insulated Fixtures**

**Requirement:** No penetrations of the thermal building envelope. If recessed can lights are used, one point may be allowed if they are placed in a location that will not breach that envelope, i.e., into an unvented attic, ceiling of a lower floor, or soffit that is completely within the envelope. Ceiling mounted speakers also fall into this category. Alternatively, the 2 points can be obtained if no recessed fixtures are used in the home.

**Points:** 1 Point: No breach of thermal envelope  
2 Points: No recessed fixtures are used

**Intent:** Recessed IC fixtures refer to fixtures installed flush with the ceiling that are rated for insulation contact. Sealed IC fixtures, or ICAT (Insulation Contact Air Tight), have no penetrations and do not permit air to exchange between the conditioned space and the attic. During installation, it is also important that the gap between the can and the ceiling material be sealed to prevent conditioned air from leaking through this gap, and/or to prevent hot attic air from entering into the conditioned space.

**Submittals:** Cut sheet of can lights used or photos of unvented attic.

**Resources:** N/A

### **E2.26 Energy Star® Advanced Lighting Package**

**Requirement:** Install an Energy Star Advanced Lighting package that requires a minimum of 60% Energy Star qualified hard-wired fixtures and 100% Energy Star Ceiling fans.

**Points:** 3

**Intent:** This is a comprehensive package that includes ceiling fans, indoor lighting, and outdoor lighting. Also includes ventilating fans. The Energy Star lighting package requires that Energy Star fixtures be installed, rather than just efficient bulbs, this acts as “bonus credit” for using this comprehensive package.

**Submittals:** Lighting schedule and package compliance.

**Resources:** [http://www.energystar.gov/index.cfm?c=fixtures.alp\\_consumers](http://www.energystar.gov/index.cfm?c=fixtures.alp_consumers)

### **E2.27 Outdoor Lights are Energy Efficient**

**Requirement:** All installed exterior lights are low voltage, photovoltaic, fluorescent, or operate on motion sensors or timers

**Points:** 2

**Intent:** Outdoor lighting, including exterior house, path, and driveway lights, typically consumes a great deal of energy, especially when left on throughout the entire night. Suggested choices for brightly lit outdoor spaces like patios include using fluorescent bulbs and fixtures with electronic ballasts, low-pressure sodium, or mercury vapor lamps. Photovoltaic systems are a good choice for walkways, driveways, and landscaping. Most available units have storage batteries that will charge during daylight hours and power the lights all night; some will even provide power for 2 to 3 days in case the weather is cloudy. Motion sensors are recommended for outdoor lighting, particularly if incandescent floodlights are used. Low voltage landscape lights that operate on a timer are also an energy efficient choice.

**Submittals:** None required – visual inspection by Certifying Agent.

**Resources:** N/A



**E2.28 Lighting Motion Sensors**

**Requirement:** Install motion sensors on a minimum of 60% of the hard wired interior lighting fixtures

**Points:** 1

**Intent:** Reduce energy used in the home by having lights automatically shut off when occupants are not present.

**Submittals:** None required – visual inspection/test by Certifying Agent.

**Resources:** N/A

## CATEGORY 2: WATER

### W1 FIXTURES

This section deals with indoor water fixtures and other water using devices connected to them. Often, water saving features result in direct energy savings by placing a lower demand on the water heater.

#### W1.1 Water Saving Clothes Washer

**Requirement:** Clothes washer with a minimum WF equal to or less than 6.0..... Additional points are available if WF is equal to or less than 4.0.

**Points:** **2 points if WF less than 6.0**  
**3 points if WF less than 4.0**

**Intent:** The Water Factor (WF) is a metric that allows for comparison of clothes washer water consumption independent of clothes washer capacity. The WF equals the total weighted per-cycle water consumption divided by the capacity of the washer. Since energy savings in an efficient clothes washer are primarily governed by the amount of water that needs to be heated, conserving water also conserves energy. Manufacturers must submit their water consumption factors with their Energy Star® qualified clothes washers.

**Submittals:** Photo or cut sheet for each appliance.

**Resources:** The WF may not be found on the Energy Guide label, and should be identified through the Energy Star® website for a particular model:  
[http://www.energystar.gov/index.cfm?c=clotheswash.pr\\_clothes\\_washers](http://www.energystar.gov/index.cfm?c=clotheswash.pr_clothes_washers).

#### W1.2 Low Flow Shower Heads

**Requirement:** Install showerheads with flow rate less than or equal to 2.0 gallons per minute (gpm).. Note, if there are two showerheads in the master that DO NOT operate simultaneously the point may still be awarded

**Points:** **1**

**Intent:** The Florida Building Code and National Energy Policy Act of 1992 (EPACT) require that all installed showerheads and faucets be rated at a maximum flow rate of 2.5 gallons per minute at 80 psi water pressure. Laminar flow controls may also be used that deliver a precise volume of water at faucets, showerheads, and hose outlets. Unlike conventional water-saving fixtures that deliver varying flow rates in response to varying line pressure, fixtures equipped with laminar flow controls deliver a constant rate, lower than that mandated by EPACT.

**Submittals:** Photo or cut sheet of package showing flow rate

**Resources:** More info on laminar flow controls can be found at:  
<http://www.toolbase.org/Techinventory/TechDetails.aspx?ContentDetailID=868&BucketID=6&CategoryID=9>.

#### W1.3 All Showers Equipped with One Showerhead

**Requirement:** Each shower equipped with only a single showerhead or if two heads in the master, both cannot operate simultaneously.

**Points:** **1**

**Intent:** Although EPACT sets a maximum limit on flow per showerhead, building codes do not set a limit on the number of showerheads that can be used.

**Submittals:** Photo of each shower showing showerhead.

**Resources:** N/A

#### **W1.4 No Garbage Disposal**

**Requirement:** No garbage disposal is installed and there is no wiring for a disposal.

**Points:** 2

**Intent:** Although a popular item that increases the convenience of food cleanup, garbage disposals are notorious for wasting water and adding to the load placed on wastewater treatment plants. A much better choice for disposal of food scraps is composting.

**Resources:** N/A

#### **W1.5 Low Flow Lavatory Faucets**

**Requirement:** All lavatory sinks faucets have flow rates of 1.5 gallons per minute (gpm) or less and two points if all lavatory sink faucets have a flow rate of 1.0gpm or less.

**Points:** **1 point if all lavatory sink faucet flow rates less than 1.5 gpm**  
**2 point if all lavatory sink faucet flow rates less than 1.0 gpm**

**Intent:** Faucets account for more than 15 percent of indoor household water use. According to the EPA, by installing low-flow bathroom sink faucets or faucet accessories, an average household can save more than 500 gallons each year.

To make it easy to find and select water-efficient products with good performance, the EPA (Environmental Protection Agency) has introduced its WaterSense® program, a label that is backed by independent testing and certification. WaterSense®-labeled products perform their intended functions as well as or better than their less-efficient counterparts.

**Submittals:** Photo of packaging or cut sheet of product indicating flow rate and/or WaterSense label.

**Resources:** For a list of bathroom faucets and aerators that have earned the WaterSense® label, visit [http://www.epa.gov/watersense/pp/lists/find\\_faucet.htm](http://www.epa.gov/watersense/pp/lists/find_faucet.htm).

#### **W1.6 High Efficiency Toilets, Dual-Flush or Single-Flush Toilets**

**Requirement:** All Toilets installed in the home flush at volumes less than or equal to 1.28 gallons/flush

**Points:** 2

**Intent:** Toilets represent the largest source of indoor water use in the home, accounting for up to 30%-40% of water demand. The Florida building code and National Energy Policy Act of 1992 (EPACT) require that all installed toilets be rated at a maximum flow rate of 1.6 gallons/flush. There are toilets on the market today that exceed these standards.

To make it easy to find and select water-efficient products with good performance, the EPA (Environmental Protection Agency) has introduced its WaterSense® program, a label that is backed by independent testing and certification. WaterSense®-labeled products perform their intended functions as well as or better than their less-efficient counterparts. And generally speaking, they are about 20 percent more water efficient.

**Submittals:** Cut sheet for toilet

**Resources:** For a list of high efficiency commodes that have earned the WaterSense® label, visit <http://www.epa.gov/watersense/pp/het.htm>.

### W1.7 Toilets with UNAR Map Rating (800gpf)

**Requirement:** All Installed toilets have a minimum MaP Rating of 800 grams per flush.

**Points:** 1

**Intent:** A MaP (Maximum Performance) Rating is a measure of toilet performance provided in grams per flush (gpf). Better performing toilets do not require multiple flushes.

**Submittals:** Cut sheet for toilet.

**Resources:** [www.map-testing.com](http://www.map-testing.com)

## W2 GREYWATER REUSE

**Intent:** Greywater is generally defined as domestic wastewater from any source except toilets and the kitchen sink—this includes laundry, shower/bath, faucets, and dishwasher. It can also include air conditioner condensate. Statistics show that 50-75% of the water consumption in an average Florida home is for exterior landscape irrigation, and generally, our precious potable water resource is used for this purpose. Greywater is rich in nutrients, and many landscape plants and grasses will thrive when watered with greywater. In turn, the terrestrial environment acts to naturally purify this waste stream without chemicals or added energy, and returns the water to its natural cycle.

Greywater differs from blackwater (water from toilets and kitchen sink), in that it is free of pathogens and solids. Greywater only contains 1/10 the amount of nitrogen as blackwater, and the organic content of greywater typically decomposes much faster than that of blackwater. Although inherently safer than blackwater, greywater cannot be considered as potable, and, therefore, landscape application must take place subsurface, and cannot be used with sprayers or rotors. To utilize greywater from household fixtures, plumbing in the home must separate drains from blackwater and greywater sources. For new construction, a reuse system should be planned during the design stage. Since laundry equipment generally has drain hoses that are not fixed, washing machines are an excellent source of reuse water.

### W2.1 Greywater System Installed.

**Requirement:** Install greywater system that disperses water from laundry, shower/bath, faucets or dishwasher to the landscape

**Points:** 3

**Intent:** Reduce the consumption of potable water by using alternative sources.

**Submittals:** Schematic of system design.

**Resources:** Two excellent greywater resources are the book entitled “Create an Oasis with Greywater” by Art Ludwig, and the Oasis Design website, located at: <http://oasisdesign.net/>. Another good source of information is the City of Austin’s Sustainable Building Sourcebook at: <http://greywater.sustainablebuilding.com/>. The Florida Department of Health regulates the installation and use of greywater and onsite systems, and the specifics are defined in rule 64E-6. This rule is available for download from the Department’s web site: [www.doh.state.fl.us](http://www.doh.state.fl.us). For more info visit: <http://www.toolbase.org/TechInventory/TechDetails.aspx?ContentDetailID=907&BucketID=6&CategoryID=11>



### W2.2 Vanity Water Collection for Toilet Flushing

**Requirement:** Install an under vanity water reservoir system that refills the toilet.

**Points:** 2

**Intent:** An under vanity water reservoir system used for the collection of vanity sink water to later be used for the flushing of the adjacent toilet is also another source of greywater and can save a significant amount of water each year especially in homes with families.

**Submittals:** Schematic of system design.

**Resources:** N/A



### W2.3 Air Conditioner Condensate Reuse

**Requirement:** Incorporate means of storing and reusing of air conditioner condensate water.

**Points:** 1

**Intent:** Air conditioner condensate can also be considered a source of greywater. Annual air conditioner condensate volume can average between 1500 and 3500 gallons. Inexpensive purification devices are available that make the water useable for pool refilling, irrigation, or make-up water for water-cooled air-conditioning units.

**Submittals:** Certifying agent inspection

**Resources:** N/A

### W3 RAINWATER HARVESTING

With an average rainfall of 54 inches/year in the state of Florida (compared to the national average of 27 inches/year), harvested rainwater is an excellent source of water for landscape irrigation. Rainwater harvesting is now mandated for new construction in Bermuda and the U.S. Virgin Islands. Rainwater is generally harvested from a roof surface, and system components include properly designed gutters, piping, roof washers, screens, and a storage tank/cistern. System capacities can range from thousands of gallons to trashcan-sized rain barrels. Harvested rainwater could also be a good source for toilet flushing.

#### W3.1 System Installed with Dedicated Use

**Requirement:** Installed collection and storage system with a dedicated indoor or outdoor use. System must be capable of collecting and storing a minimum of 75% of the runoff from the roof based on a ¼-rainfall event (3 points), 50% of the runoff from the roof based on a ¼-inch rainfall event (2 points) or may be a simple collection system such as gutters and a rain barrel (1 point).

**Points:** **3 points** – 75% collection

**2 points** – 50% collection

**1 point** – simple collection

**Submittals:** Schematic of system design.

**Resources:** For more information consult A Guide to Environmentally Landscaping: Florida Yards and Neighborhoods Handbook or visit

[http://fyn.ifas.ufl.edu/materials/FYN\\_Handbook\\_vSept09.pdf](http://fyn.ifas.ufl.edu/materials/FYN_Handbook_vSept09.pdf)

Additional information on rainwater harvesting can be found at:

<http://rainwater.sustainablesources.com/#contents> and

<http://www.toolbase.org/Techinventory/TechDetails.aspx?ContentDetailID=918&BucketID=6&CategoryID=11>.



### W4 RECLAIMED WATER REUSE

Reclaimed water is wastewater that has received at least secondary treatment and basic disinfection and is reused after flowing out of a domestic wastewater treatment facility. Reclaimed water is not potable, but is made available by municipalities and wastewater utilities for purposes such as irrigation

and toilet flushing. Although infrastructure costs can be high to arrange for reclaimed water service, once available the actual cost for the water is relatively inexpensive. Reuse of reclaimed water provides a useful method for treatment facilities to dispose of their treated wastewater. Even though reclaimed water is considered an alternative source, it is still available in limited supply. Whether or not the homeowner is charged based on the meter, a meter will still allow the homeowner to monitor their water use.

**W4.1 Water for Irrigation**

**Requirement:** Use reclaimed water for the home’s irrigation needs

**Multi-Family:** For multi-family projects, 2 points shall be awarded to each unit if reclaimed water services all of the irrigated common areas. .

**Points:** **1 point for partial irrigation supplied by reuse**  
**2 points for all irrigation supplied by reuse**

**Submittals:** Documentation that describes reclaimed water use agreement.

**Resources:** N/A

**W4.2 Meter on Reclaimed Irrigation System**

**Requirement:** Meter must be installed on the reclaimed water use for the home

**Multi-Family:** For multi-family projects, points shall be awarded to the unit if a meter is installed on the reclaimed water use for the property.

**Points:** **1**

**Submittals:** Documentation that describes reclaimed water use agreement.

**Resources:** N/A

**W4.3 Volume-Based Pricing Arrangement**

**Requirement:** Base pricing for reclaimed water such that increased use, volume, results in increased fees per unit.

**Points:** **1**

**Submittals:** Documentation that describes reclaimed water use agreement.

**Resources:** N/A

**W4.4 Reclaimed Water for Toilet Flushing**

**Requirement:** Use reclaimed water to flush toilets

**Points:** **2**

**Submittals:** Documentation that describes reclaimed water use agreement.

**Resources:** N/A

**W5 INSTALLED LANDSCAPE**

Select plants to minimize the level of maintenance that will be required, how much money you will be spending on water or electricity to run a sprinkler pump, and how much fertilizer or pesticide may be required. Stormwater runoff carries pollutants such as fertilizers, pesticides, soil, and petroleum products. Fertilizers and pesticides from residential areas can be serious threats to the health of Florida’s waters. Plant selection will also determine how long your landscape will last. Fast growing

plants often have a shorter life span than slower growing species. More people are conserving water both inside and outside the home, and interest is growing in landscaping with native and other beneficial trees, shrubs, and ground covers. Many of these benefits to the environment also save time and money while enhancing our special Florida lifestyle. For more information consult A Guide to Environmentally Landscaping: Florida Yards and Neighborhoods Handbook or visit [http://fyn.ifas.ufl.edu/materials/FYN\\_Handbook\\_vSept09.pdf](http://fyn.ifas.ufl.edu/materials/FYN_Handbook_vSept09.pdf)

Another good source of landscaping information is provided by the Florida Water Star<sup>SM</sup> website that includes a Waterwise plant database and an invasive plants list developed by the Florida Exotic Pest Plant Council. <http://floridaswater.com/floridawaterstar/landscaping.html>

For homes taking credit for existing landscape material, some of the criteria in this section require inspection by a Florida Yards and Neighborhoods (FY&N) Professional, Master Gardener, or Florida Water Star Certifier. If one of these three specialists cannot be utilized, another professional who must first submit their qualifications to FGBC for approval as a qualified professional. Indicate the name of the qualified professional in the space provided on the checklist when submitting the home application.

**W5.1 Drought Tolerant Turf in Sunny Areas Only; No Turf in Densely Shaded Areas**

**Requirement:** Install drought tolerant turf, Bahia, Zoysia, or Bermuda grass in sunny areas (<20% shade on June 21) and do not use turf in densely shaded areas (>60% shade on June 21).

**Points:** 2

**Intent:** Turf is generally the largest consumer of water in the landscape, and most types will not flourish in shady areas. Use of drought tolerant plants in shaded areas

**Submittals:** **Existing Landscape** - Requires landscape inspection by an FY&N, Master Gardener, Florida Water Star Certifier, or other approved professional.

**New landscape** – Suggested submittal - landscaping plan and source of drought tolerant plant list.

**Resources:** N/A

**W5.2 60%, 80%, 100% of Plants/Trees from Local Drought Tolerant List**

**Requirement:** Use of at least 60% of the plants and trees incorporated into the landscape are from a local drought tolerant list; 2 points are available if 80% are from such a list; and 3 points are available if 100% of the plants and trees are from such a list. A minimum of twelve total plants must be present in the landscape to qualify for the credit.

**Points:** 1 point if at least 60% drought tolerant

2 point if at least 80% drought tolerant

3 point if at least 100% drought tolerant

**Intent:** Drought-tolerant plants and trees are able to survive on rainfall with little or no supplemental irrigation.

**Submittals:** **Existing Landscape** – Requires landscape inspection by an FY&N, Master Gardener, Florida Water Star Certifier, or other approved professional.

**New Landscape** – Suggested submittal - Landscaping plan and source of drought tolerant plant list.

**Resources:** To obtain a list of drought tolerant plants and trees for your area, contact your local water management district, consult the Waterwise Florida Landscapes database, or

consult with an FY&N professional, Master Gardener, or Florida Water Certifier. The following websites provide additional resources:

<http://publicserver2.sjrwmd.com/waterwise/search.jsp>

<http://fyn.ifas.ufl.edu>

<http://fyn.ifas.ufl.edu/ifaspubs.htm>

<http://floridaswater.com/floridawaterstar/landscaping.html>

### **W5.3 All Plants/Trees Selected to Be Compatible with Local Environment/Microclimate**

**Requirement:** All plants (including shrubs, groundcovers, and vines and trees) are compatible with their location in the landscape

**Points:** 2

**Intent:** Even if preferred native, drought tolerant, and low maintenance plants are selected for the landscape, many times the plants are installed in areas of the landscape where they are not likely to remain healthy due to various sun/shade and soil type requirements. Incompatibility between the plant(s) and their placement results in over watering and over fertilizing.

**Submittals:** **Existing Landscape** – Requires landscape inspection by an FY&N, Master Gardener, Florida Water Star Certifier, or other approved professional.

**Resources:** [http://fyn.ifas.ufl.edu/pdf/FYN\\_Plant\\_Selection\\_Guide\\_v090110.pdf](http://fyn.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_v090110.pdf)

### **W5.4 Turf Less Than 50% of Landscape**

**Requirement:** Turf is installed on less than 50% of landscape

**Multi-Family:** For multi-family projects, 3 points are awarded to each unit if turf is 50% or less of all of the vegetated/landscaped area of the entire project property.

**Points:** 3

**Intent:** Lawns are generally the largest consumers of water in the landscape. Minimizing the amount of turf in a yard by confining it to play, pet, or entertainment areas will greatly reduce the yard's burden on Florida's limited freshwater resource.

**Submittals:** Landscaping plan and plant characteristics.

**Resources:** N/A



### **W5.5 Evenly Shaped Turf Areas; No Turf on Berms**

**Requirement:** 100% of turf is planted in evenly shaped areas (such as circles, ovals, and large rectangular areas rather than in long thin strips) and if no turf is planted on berms. No turf areas less than 4 feet wide.

**Points:** 2

**Intent:** Evenly shaped turf areas are easier to water efficiently and easier to maintain. Turf planted on berms requires more water to remain healthy, due to water run-off from the slope.

**Submittals:** Landscaping plan, site plan, photo

**Resources:** N/A

**W5.6 Plants with Similar Maintenance Requirements Grouped Together**

**Requirement:** Landscape is planned and installed according to plant maintenance requirements such that similar maintenance plants are grouped together.

**Points:** 2

**Intent:** Grouping plants with similar maintenance requirements together increases irrigation efficiency. Lawns that require a lot of water from sprayers and rotors should not be watered in the same irrigation zone as drought-tolerant plants that require less water and that can be efficiently irrigated with micro-irrigation (micro-spray jets, drip systems, bubblers, or soaker hoses).

**Submittals:** Existing Landscape – Requires landscape inspection by an FY&N, Master Gardener, Florida Water Star Certifier, or other approved professional.

**Resources:** N/A

**W5.7 Mulch Applied 3-4” Deep Around Plants (NO VOLCANO MULCH)**

**Requirement:** Apply 3-4” of mulch around plants and trees (extending out to drip line) and in landscaped beds avoiding volcano mulching.

**Points:** 1

**Intent:** In addition to preventing weed growth, a thick layer of mulch will help retain soil moisture, retard erosion, cool the soil surface, and reduce some soil pests. Mulching around trees also reduces damage from mowers and line trimmers.

It is important to avoid volcano mulching (a cone of piled mulch placed around newly installed plants and trees). This practice can hold moisture against the tree and encourages rot in the trunk.

**Submittals:** Landscaping plan.

**Resources:** [http://fyn.ifas.ufl.edu/materials/FYN\\_Handbook\\_vSept09.pdf](http://fyn.ifas.ufl.edu/materials/FYN_Handbook_vSept09.pdf)



**Incorrect** Volcano Mulching



**Correct** Installation

**W5.8 Non Cypress Mulch Used**

**Requirement:** Mulch installed in the project is non-cypress mulch, any alternative is acceptable

**Points:** 1

**Intent:** Cypress mulch used to be produced mainly as a by-product of lumber operations but the increasing demand for mulch has led to the use of whole trees for nothing but mulch. The cypress trees are not being replanted resulting in the loss of the cypress forest, its

wetland, and wildlife. Acceptable alternative types of mulch include melaleuca, pine straw, pine bark, recycled, and eucalyptus. Note that Brazilian pepper, Australian pines, and palms should not be used as mulch and are not given credit.

**Submittals:** Landscaping plan.

**Resources:** N/A

### **W5.9 Soil Tested and Amended Where Necessary**

**Requirement:** For highly permeable soil, appropriately test and amend where necessary. Testing includes pH, lime requirements, soil fertility, and water infiltration to show that amendment is necessary and type of amendment chosen.

**Points:** 2

**Intent:** In some areas of Florida, native soil is very sandy and porous, and does not retain water or nutrients well; this often results in the need for excessive irrigation and fertilization to maintain a healthy landscape. The simplest way to avoid these problems in the landscape is to use only plants that are compatible with the site. However, in the case of a vegetable or flower garden a soil amendment such as compost (or other organic matter) may be mixed with the native soil to improve moisture and nutrient retention.

**Submittals:** Landscaping plan, pre and post pH testing of soils, and verifying that tilling was performed at least 8" depth by signing off on affidavit

**Resources:** N/A

## **W6 INSTALLED IRRIGATION**

Homeowners in some parts of Florida are becoming accustomed to restrictions that limit irrigation to certain days and times. Still, most of us are watering too much. Overwatering depletes our water supply, often makes plants pest prone, and adds to stormwater runoff that pollutes our natural waters. By choosing and operating an irrigation system correctly, you can reduce water bills, fungal diseases, and maintenance requirements. Coupled with appropriate plant selection, implementing efficient irrigation techniques can reduce outdoor water use anywhere from 20% - 60%.

The St. Johns River Water Management District; the Southwest Florida Water Management District and the University of Florida have developed a Water Star certification program for homes. Irrigation is one component of this program. A number of individuals knowledgeable in irrigation system design, installation, and efficiency developed a list of measures that will ensure irrigation systems not only fulfill their intended purpose, but do so effectively and efficiently. Some of these items are integrated into the FGBC standards specified below.

### **W6.1 No Permanent Installed Irrigation System**

**Requirement:** Site has no installed irrigation regardless of size.

**Points:** 10

**Intent:** The most effective outdoor water conservation strategy to employ is to design the landscape in such a way that it exists primarily on natural rainfall, and no permanent irrigation system is required. A temporary irrigation system may be set up during establishment.

**Submittals:** None required

**Resources:** N/A

### W6.2 Innovative Irrigation Technology

**Requirement:** Soil moisture sensors or other weather-based irrigation is installed.

**Points:** 2

**Intent:** FGBC encourages innovative technologies to conserve water. Recent technologies such as soil moisture sensors or weather-based controllers are ways of conserving irrigation water.

**Submittals:** Cut sheet of innovative equipment.

**Resources:** N/A



### W6.3 Landscape Irrigated to FGBC Standards

**Requirement:** Use FGBC guidelines for irrigation as stated below. Home must adhere to all requirement and points are awarded based on the square footage of irrigated landscape.

**Multi-Family:** For multi-family projects, points are awarded to each unit if the irrigation system for the entire property meets the FGBC requirements.

- Points:**
- 1 point for > 10,000 sq ft irrigated to FGBC standards**
  - 2 points for 7,500 – 9,999 sq ft irrigated to FGBC standards**
  - 3 points for 5,000 – 7,499 sq ft irrigated to FGBC standards**
  - 4 points for 2,500 – 4,999 sq ft irrigated to FGBC standards**
  - 5 points for 1 – 2,499 sq ft irrigated to FGBC standards**

To receive points for Installed Irrigation, each system must have the following features:

1. **Separate zones for turf and landscape beds – multi program controller:** In addition to grouping plants with similar maintenance requirements together, it is important to design the irrigation system to deliver the appropriate amount of water for each plant type. It is recommended that the irrigation systems be calibrated to supply less than  $\frac{3}{4}$ " of water per zone, per application. Even during the summer, turf areas—which generally require the most water of all landscape features—will not benefit from more than  $\frac{3}{4}$ " of water per application. Applying more than  $\frac{3}{4}$ " will result in excess water being lost to evaporation, runoff, or percolation through the soil. Over-watering turf also allows weeds such as dollar weed to become established. Other plants can suffer from root rot. Many landscape plants do not require as much water as turf, and their zone can be set for less than  $\frac{3}{4}$ " of water per application. An easy way to determine this is to place small containers (i.e. paper cups) throughout each zone and take note of the time it takes the cups to accumulate the desired amount of water. Then, set your irrigation controller to operate for no longer than that time in each zone. The controller must be a multiple

program controller that can divide the landscape into zones and operate the different zones for different lengths of time. In this way, high water use zones that require a large amount of water from rotors (application rates of 0.1 – 0.75 inches of water per hour) or spray heads (application rates of 1.0 – 1.5 inches per hour) can be separated from more drought-tolerant plants that require little or no water. In contrast, a single program controller is often set for the watering requirements of the least drought-tolerant landscape feature, and the rest of the landscape ends up being over-watered. The controller must have a battery backup to retain system settings and include a functioning rain sensor in an operable location as required by Florida Statute 373.62.

2. **High volume irrigation does not exceed 60% of the landscape area:** Landscape zones requiring a high volume of water (greater than 30 gph (gallons per hour) supplied by rotors or spray heads cannot exceed 60% of the landscape area.
3. **Head to head coverage for rotor/spray heads:** Many irrigation system designs incorporate spray/rotor head pattern overlap to ensure complete coverage. In order to minimize over watering in the overlap zone, one emitter’s coverage pattern should not extend past adjacent emitters.
4. **Micro-irrigation only in landscape beds and narrow areas:** Landscape features other than turf can be watered much more efficiently by using micro-irrigation rather than sprayers and rotors. Equipment such as drip emitters, bubblers, micro-spray jets, and soaker hoses deliver water precisely where it is needed. In contrast, much of the water emitted from sprayers and rotors is blown away by wind or evaporates. In addition, narrow areas that are 4 ft. wide or less are difficult to irrigate effectively with rotor or spray heads, for most patterns are greater than 4 feet in diameter. Micro-irrigation is a better choice for irrigating narrow areas.
5. **Minimize overspray on impermeable surfaces:** The irrigation system must be visually inspected while operating to ensure that no irrigation water is directed to areas not intended to be watered (driveway, street, etc.). The system must also not direct water onto walls of the house.
6. **In poor drainage (low) areas, heads are installed with check valves:** Equipment with check valves must be used in some areas to prevent low-pressure drainage. Low-pressure drainage is a situation in which the system drains to the lowest head and resultant water flows onto or over adjacent property, non-irrigated areas, walks, roadways, or structures. Not only could this be a localized wet spot problem, but it also wastes the water that is in the zone piping each time the system runs. To help prevent this situation, heads with check valves need to be installed if there is over an 18-inch difference in elevation or if there is undulating terrain.



Photo shows “SAM” which stands for seal-a-matic check valve

7. **Provide owner and FGBC with plan and instructions:** The eventual homeowner should receive a copy of as built plans, operating manuals, and warranties. The

package should also include a general irrigation schedule with recommendations and instructions on modifying the schedule for local climatic and growing conditions. Each of the following items should be installed adjacent to the controller or in an easily accessible weather-protected area:

- a. Controller handbook/operating instructions
  - b. Zone diagram
  - c. **Specific zone application rates and maintenance run times**
  - d. Soil moisture sensor probe location (when applicable)
8. **Irrigation heads have matched precipitation rates:** Matching precipitation rates allows for sprinklers with various arcs and radii to be included in the same zone and each deliver the same target application rate.
9. **Pop-up sprinkler heads significantly rise about turf grass height:** If heads do not pop up sufficiently above turf, the uniformity of distribution will not be adequate and will result in poor coverage.
- a. A minimum of 5-inch sprinkler heads for St. Augustine, Zoysia and Bahia grasses
  - b. A minimum of 4-inch sprinkler heads for centipede, Bermuda and seashore paspalum

By having this information where the homeowner can easily find and use it, long-term maintenance of the system is encouraged. Surveys have shown that the typical homeowner is actually afraid to touch the controller because instructions are not available or easy to read. Many times the irrigation contractor does not return to readjust the timer after the establishment period.

**Submittal:** **Required - Visual inspection by Certifying Agent, Irrigation system design drawing as installed, irrigation schedule, and operating instructions for homeowner.**

**Resources:** <http://floridaswater.com/floridawaterstar/irrigation.html> and Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries, <http://www.floridayards.org/professional/index.php>.

#### **W6.4 Pressure Compensating Spray Heads or Pressure Regulating Valves Installed In Spray Zones**

**Requirement:** Install pressure compensating spray heads

**OR**

Installed pressure-regulating valves that reduce the pressure of water through each head to prevent misting.

**Points:** **1**

**Intent:** Pressure regulating valves reduce the pressure of water through each head to prevent misting. Top of component indicates it is a pressure compensating head and can be visually inspected.

**Submittal:** **Required - Visual inspection by Certifying Agent, Irrigation system design drawing as installed, and irrigation schedule.**

**Resources:** <http://floridaswater.com/floridawaterstar/irrigation.html> and Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries, <http://www.floridayards.org/professional/index.php>

## W7 MEET ADDITIONAL WATER CERTIFICATION REQUIREMENTS

### W7.1 Meet Florida WaterStar™ or WaterSense® Standards

**Requirement:** Meet the WaterStar™ or WaterSense certification program requirements.

**Points:** 5

**Intent:** Florida WaterStar™ is a voluntary, third-party certification program designed to increase water efficiency in landscapes, irrigation systems and indoor uses. While many certification programs provide general guidelines for water efficiency, Florida WaterStar™ specifically addresses uses relevant to Florida.

WaterSense® labeled new homes will combine WaterSense® labeled products with other water-efficient fixtures and practices to reduce the amount of water used by approximately 20 percent. Homes must meet criteria in three areas: indoor water use, outdoor water use, and homeowner education.

**Submittals:** Required – Signature, letter, or certificate showing completion of standard.

**Resources:** <http://floridaswater.com/floridawaterstar/residential.html>  
[www.epa.gov/watersense/](http://www.epa.gov/watersense/)

### W7.2 Meet Florida Friendly Landscaping™ Program New Construction Certification.

**Requirement:** Obtain Florida Friendly Landscaping™ Program New Construction Certification

**Points:** 2

**Intent:** Florida-Friendly Landscaping™ offers a certification program for new construction throughout the state. The new construction checklist for builders and developers for certification of Florida-Friendly Landscaping™ includes design criteria that help drive maintenance of landscapes in a Florida-Friendly way; that is through less use of irrigation, fertilizers and pesticides. The certification criteria embrace the nine principles of Florida-Friendly Landscaping™, which are: Right plant, right place; water efficiently; fertilize appropriately; mulch; attract wildlife; manage yard pests responsibly; recycle yard waste; reduce stormwater runoff; and protect the waterfront. Florida-Friendly Landscapes, as defined in 2009 Florida Statutes, Chapter 373, are landscapes that are: "...quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant." For more information, contact the county UF/IFAS Extension office. Many of the criteria dovetail with other green certification programs.

**Submittals:** Required - Copy of certificate.

**Resources:** <http://fyn.ifas.ufl.edu/materials/new%20construction%20checklist.pdf>  
[http://fyn.ifas.ufl.edu/materials/FYN\\_Handbook\\_vSept09.pdf](http://fyn.ifas.ufl.edu/materials/FYN_Handbook_vSept09.pdf)

## CATEGORY 3: LOT CHOICE

### LC1.1 House Built within Designated FGBC Green Development

**Requirement:** The home is built within a FGBC certified Green Land Development. A maximum of 6 points is available for this item.

**Multi-Family:** For multi-family projects, 2 point is awarded to the unit if the multi-family project is built within FGBC Green Developments.

**Points:** 2

Additional 1 bonus point (the higher the green development score) for each 10% the community scores beyond the adjusted minimum compliance of the FGBC Land Development Standard.

**Submittals:** Name of development.

**Resources:** A database of certified FGBC Land Developments can be found at:  
[www.floridagreenbuilding.org](http://www.floridagreenbuilding.org).

### LC1.2 Home within a Certified Green Local Government

**Requirement:** Build within certified FGBC Green Local Government.

**Multi-Family:** For multi-family projects, 2 points are awarded to the unit if the multi-family project is built within FGBC Green Local Governments.

**Points:** 2

**Submittals:** Name of local government

**Resources:** A database of certified FGBC Local Governments can be found at:  
[www.floridagreenbuilding.org](http://www.floridagreenbuilding.org).

### LC1.3 Built on an Infill Site

**Requirement:** Home is built on a lot on infill site, which FGBC defines as a street where the majority of adjacent sites have homes that are ten or more years old.

**Points:** 2

**Submittals:** None.

**Resources:** N/A

### LC1.4 Site within 1/8 Mile of Existing Infrastructure

**Requirement:** Build within 1/8 mile of existing water and sewer infrastructure.

**Multi-Family:** For multi-family projects, 1 point is awarded to the unit if the center of the multi-family project's property complies with the above requirement.

**Points:** 1

**Submittals:** None.

**Resources:** N/A

### LC1.5 Site within 1/4 Mile Walk to Mass Transit

**Requirement:** Home within ¼-mile safe walk (sidewalk or other pedestrian path) to a city bus stop or other mass transit station.

**Multi-Family:** For multi-family projects, 2 points are awarded to the unit if the center of the multi-family project’s property complies with the above requirement.

**Points:** 2

**Submittals:** None.

**Resources:** N/A

**LC 1.6 Site within 1/2 Mile of Public Open/Green Space**

**Requirement:** Home within ½ mile of Public Park or recreational area (this can be measured as the crow flies).

**Multi-Family:** For multi-family projects, 2 points are awarded to the unit if the center of the multi-family project’s property complies with the above requirement.

**Points:** 2

**Submittals:** None.

**Resources:** N/A

**LC1.7 Site within 1/4 Mile of EXISTING Basic Community Resources**

**Requirement:** Home within ¼ mile walkable access to four (within ¼ mile) or six (within ½ mile) existing basic community resources (note each “type” of service may only count once, i.e. if there are 3 banks it will be considered ONE community resource). Basic community resources are defined as:

Arts and entertainment center	Pharmacy
Bank	Police station
Community or civic center	Post office
Convenience store	Place of worship
Daycare center	Restaurant
Fire station	School
Fitness center or gym	Supermarket
Laundry or dry cleaner	Other Neighborhood-serving retail
Library	Other office building or major
Medical or dental office	employment center

**Multi-Family:** For multi-family projects, 2 points are awarded to the unit if the center of the multi-family project’s property complies with the above requirement.

**Points:** 2

**Submittals:** None.

**Resources:** N/A

**LC1.8 Site Located In Small-Lot Cluster Development**

**Requirement:** Home is located on a lot in a development or subdivision/neighborhood that has clustered the houses into lots that are 5000 square feet or less and the development has preserved for the common good over 50% of the total acreage.

**Points:** 2

**Submittals:** None.

**Resources:** N/A

**LC1.9 Brownfield Site**

**Requirement:** Home is located on a rehabilitated Brownfield designated site

**Points:** 2

**Intent:** Brownfield is defined by the EPA as abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

**Submittals:** None.

**Resources:** N/A

## CATEGORY 4: SITE

All credits in this category deal only with buildable land. Only land that is legally allowed to be disturbed may count towards the credit points.

### S1 NATIVE TREE AND PLANT PRESERVATION

#### S1.1 Maximize Tree Survivability

**Requirement:** Protect existing trees during construction of home by employing the following techniques to at least 12 inches of tree caliper measured at chest height (i.e. four 3-inch trees, two 6-inch trees, etc.) per acre.

1. Provide a survey of the property that identifies all trees 2 inches in diameter at greater than breast height (4.5 feet) and all native plant communities. Identify areas to be preserved and develop a strategy for avoiding mechanical and chemical damage, grade changes, trenching, and compaction.
2. To avoid accidental cutting of trees, clearly mark the trees to be cut with paint at eye level, and also on the ground to make it easier to see if unmarked trees have been cut. Also, make sure the cut trees will not damage other trees when they fall.
3. Construct barricades around trees or groups of trees to be preserved at their drip line to prevent mechanical damage. Mechanical damage can be caused by heavy equipment, carelessness with tools, soil compaction, and improper cutting of roots. Make sure the barriers are tall enough to be seen by equipment operators. Use hand tools when removing brush and weeds around a tree.
4. Plan for tree survival when making grade changes, for filling can damage trees. Fill may raise the water table or cause surface drainage to puddle over the roots. A light fill of porous or gravel material up to 6 inches in depth will usually do little harm, however heavier or more impervious fills such as clay and marl will harm the tree. It is often advantageous to install an aeration system before the fill is added, to maintain a normal balance of air and water around the roots. Consult with a tree expert or the Florida Division of Forestry for more information regarding construction of an aeration system that generally includes installing tile for drainage and aeration, constructing a drywell, and filling. Minimize damage to roots during excavation:
  - a. Cut roots cleanly and re-trim after excavation.
  - b. Treat cuts in larger roots (1/4 inch and up) with wound dressing.
  - c. Refill the excavation as soon as possible or construct retaining walls.
  - d. Avoid leaving air pockets when refilling.
  - e. Mix peat moss or other soil amendment with fill soil to promote new growth.
  - f. Top-prune to aid in maintaining tree vigor.
  - g. If cables or piping must be laid through the tree root zone, it is better to tunnel underneath it rather than trench through it.
5. Keep the soil within the drip line undisturbed and free from building materials and harmful runoffs to avoid chemical damage. Do not use areas near trees as dump or storage areas. Do not use herbicides or pesticides, or fertilizers containing herbicides, near any of the vegetation you are trying to preserve.

**Points:** 2

**Intent:** Several studies have shown that trees can increase the value of a home anywhere from 5% - 20%. Trees can also offer energy savings by providing considerable shade. In order to protect this investment, it is always more economical to prevent tree damage than to remedy it. Trees are often damaged during home construction by accidental cutting, mechanical equipment, grade changes, excavation, and chemical substances.

**Submittals:** **Required - Tree/native plant identification survey and photo or other documentation of each technique. For multi-family projects, tree protection shall be shown on the site plan or on a tree survey with details on the drawings outlining protection strategies, barricades, fencing, and areas of protection.**

**Resources:** <http://www.urbanforestrysouth.org/>. Contact info for local arborists can be found here: <http://www.isa-arbor.com/findArborist/findarborist.aspx>.

### S1.2 Minimize Soil Compaction

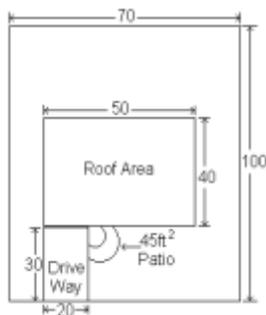
**Requirement:** Restrict all construction equipment movement to either <25% of site (1 point) or to the location of the future driveway (2 points). This point is calculated by taking the area of the lot minus the footprint of the home. 25% of the result of this calculation must be blocked off and left undisturbed.

**Points:** **1 point if equipment restricted to < 25% of site**  
**2 points if equipment restricted to future driveway**

**Intent:** Uncompacted soil allows for better percolation and plant and turf growth.

**Submittals:** Photos of barricaded site.

**Resources:** N/A



Example using the sample drawing

Lot = 100 X 70 = 7,000 SF

Less Home Footprint ( 50 X 40 = 2,000) + (Sum of any existing building footprints in SF)

Lot – Home Footprint = 7,000 – 2,000 = 5,000

Area that must remain undisturbed = 0.75 \* 5,000

= 3,750 SF of the lot

i.e. only 25% or 1,250 SF of the lot may be disturbed (1 point)

OR 30 X 20 = 600 SF can be disturbed (future driveway) for 2 points

For sites with existing buildings such as sheds, paved parking, or detached garages, add the square footage of the footprints of the structures to the home footprint and subtract that total from the lot square footage prior to calculating the 25%.

### S1.3 Replant or Donate Removed Vegetation

**Requirement:** Native vegetation removed for construction is taken offsite (i.e. to a plant nursery) and then after construction brought back and planted onsite. Alternatively, transplant the removed material to another site. Qualification for these points requires either transplantation of 10% of the site vegetation or at least 12 inches of tree caliper measured at chest height (i.e. four 3-inch trees, two 6-inch trees, etc.). Replant any removed native vegetation on or off site.

**Multi-Family:** For multi-family projects, 1 point is awarded to each unit if the project provides documentation from a landscape professional indicating the removal and donation plan or the replanting strategy indicating a favorable survival rate.

**Points:** **2**

**Submittals:** Name and location or nursery or alternate site.

**Resources:** N/A

### **S1.4 Preserve or Create Wildlife Habitat/Shelter**

**Requirement:** Preserve or create wildlife habitat or shelter onsite , a minimum of 10% of the site, contiguous, is required to achieve this credit. The area may not be irrigated and must have a planted or established native plant community.

**Multi-Family:** For multi-family projects, 1 point is awarded to each unit for each 10% of the total project site that is set aside into permanent conservation that is restored habitat.

**Points:** **1 point for each 10% contiguous area of the site.**

**Intent:** Preserve existing native plant communities in their undisturbed state or if there is no existing native plant community, then create one that will survive on natural rainfall, soil nutrients, and pest control.

**Submittals:** Photo or description of effort.

**Resources:** For more information see A Guide to Environmentally Landscaping: Florida Yards and Neighborhoods Handbook (page 21) or visit [http://fyn.ifas.ufl.edu/materials/FYN\\_Handbook\\_vSept09.pdf](http://fyn.ifas.ufl.edu/materials/FYN_Handbook_vSept09.pdf)

## **S2 ON-SITE USE OF CLEARED MATERIALS**

### **S2.1 Mill Cleared Trees**

**Requirement:** All removed trees greater than 4 inches in diameter that will not be replanted or donated are milled into lumber.

**Points:** **2**

**Submittals:** Describe number and size of trees that were milled and describe lumber produced.

**Resources:** N/A

### **S2.2 Reuse Cleared Material for Mulch/Landscape**

**Requirement:** Home uses mulch that is generated from the cleared site and/or from another site. All stumps and limbs greater than 2" are used for mulch. No credit is given for reusing Palms, Brazilian pepper or Australian pines.

**Points:** **1 point if the mulch is made from materials cleared onsite and reused on site OR if the mulch is made of cleared materials from another site.**

**2 points if the mulch is made from materials cleared onsite and reused on site AND if mulch from another site is also used.**

**Intent:** Reuse all removed stumps, limbs greater than 2 inches in diameter, and trees (that will not be replanted or donated) in the landscape. Examples include grinding for mulch, use as landscape decorations and fences, etc.

**Submittals:** Describe reuse strategy and amount of material reused.

**Resources:** N/A

## **S3 EROSION CONTROL / TOPSOIL PRESERVATION**

Trees and plants depend upon nutrients in the soil. Often when a new home is constructed, the entire lot is cleared and then the topsoil is washed away by rain and blown away by wind. Not only is it a

valuable resource by leaving it on the site, but it may end up clogging drainage areas and mucking water bodies. Hang on to the soil! More details and examples of criteria in this section can be found at [http://www.broward.org/environment/app\\_water\\_11.pdf](http://www.broward.org/environment/app_water_11.pdf).

Soil costs \$5 to \$10/yard. Left unprotected, a significant amount of soil can be washed away from a typical ¼-acre lot with a downpour. This could be worse over an extended period or on lots with slopes.

**Multi-Family:** For multi-family projects to receive credit for S3 points, a site plan showing erosion control, documentation and photos must be submitted for each unit to receive credit.

### S3.1 Develop and Implement an Erosion Control Site Plan

**Requirement:** Develop and implement erosion sedimentation control site plan before the site is cleared or graded including areas where topsoil will be removed and contours of slopes will be cleared. Plan should also include location and type of erosion control measures, stormwater and sediment management systems, and a vegetative plan for temporary and permanent stabilization. Silt fence without other measures does not meet the intent of the requirement.

**Points:** 2

**Submittals:** Required - Detailed Plan

**Resources:** N/A

### S3.2 Stabilize Disturbed Soil

**Requirement:** Use and Document the use of Best Management Practices (BMPs) for soil stabilization (keeping good soil in place during the construction process) such as hydro mulch, non-floatable conventional or alternative mulch, groundcovers, rye grass or millet, and retaining walls. Silt fence without other measures does not meet the intent of the requirement.

**Points:** 1

**Submittals:** Photo or other documentation of BMPs employed.

**Resources:** N/A

### S3.3 Stage Disturbance

**Requirement:** Minimize site disturbance with physical barricades. No more than 60% of the site or no more than ¼ acres (whichever is less) can be disturbed at one time. Existing vegetation must remain intact on the undisturbed part until at least 40% of the site is landscaped.

**Points:** 2

**Intent:** When a lot is cleared or extensive landscaping is to be done, staging the work so that only part of the site is disturbed at one time allows existing plants to retain some of the soil that may be lost from erosion during the project construction period.

Create a temporary physical barricade around the section of the site to be protected. If the undisturbed area needs to be disturbed, complete the work on the existing disturbed section and then landscape that section before removing the barricade.

**Submittals:** Photo or other documentation of staging.

**Resources:** N/A

### S3.4 Control Sediment Runoff During Construction

**Requirement:** Use and document the use of Best Management Practices to control sediment runoff/transport during construction such as using a temporary gravel construction entrance/exit, straw bale barriers, silt fences, sediment traps, etc.

**Points:** 1

**Intent:** Use construction-phase remedies to control and minimize the runoff of sediment and other pollutants from the site until it is stabilized and ready for post-construction storm water management. Examples of these remedies include use of a temporary gravel construction entrance/exit, straw bale barriers, silt fences, sediment traps, etc.

**Submittals:** Photo or other documentation of BMPs employed.

**Resources:** N/A



### S3.5 Save and Reuse All Removed Topsoil

**Requirement:** Save, protect and reuse topsoil on site as the final top layer on site following construction. The soil must be covered and protected from weather until used. Organic soils lose their nutrients if left exposed to the elements.

**Points:** 1

**Submittals:** Photo of covered soil.

**Resources:** N/A



## S4 DRAINAGE/RETENTION

More details and example of criteria in this section can be found at:

[http://www.broward.org/environment/app\\_water\\_11.pdf](http://www.broward.org/environment/app_water_11.pdf).

**Multi-Family:** For multi-family projects to receive credit for S4 points, a site plan showing the stormwater retention, documents or photos for catch basins and a comprehensive stormwater retention strategy shall be required for each unit to receive the following credits.

**S4.1 Onsite Designated Retention Area**

**Requirement:** Create and designate onsite retention area(s) that will hold the first inch of rainfall. This could be a single retention area or system of berms/swales on the property/lot on which home is being built.

**Points:** 2

**Submittals:** Photo or plan layout of strategy.

**Resources:** N/A

**S4.2 Direct Filtered Rooftop Runoff to Planted Area**

**Requirement:** Disperse flow from runoff at least 3 feet from building using an infiltration system that spreads runoff over a large area and eliminates focused flow that might cause erosion.

**Points:** 2

**Intent:** Reduce Erosion and keep moisture away from foundation

**Submittals:** Photo or plan layout of strategy.

**Resources:** N/A

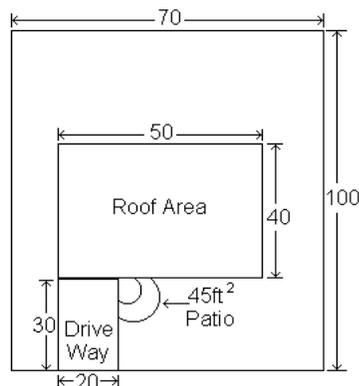
**S4.3 Maintain Pervious Surface Area**

**Requirement:** At least 20% of the site should be 100% pervious. For semi-pervious sections, use the following equation to determine equivalent pervious area:

$$(\% \text{ perviousness of material} / 100) \times (\text{coverage area}) = \text{equivalent pervious area}$$

Add the coverage areas of 100% pervious materials and the equivalent area of the semi-pervious materials and divide by the total lot area. Then, divide this result by 0.2 to obtain the eligible points.

**Points:** 1 point for each 20% of the site that is 100% pervious.



Example (all units are feet unless specified)

The 100% pervious area would be:

$$(70 \times 100) - (40 \times 50) - 45 \text{ SF} - (20 \times 30) = 4355 \text{ SF}$$

$$7000 \text{ SF} - 2000 \text{ SF} - 45 \text{ SF} - 600 \text{ SF} = 4355 \text{ SF}$$

If the driveway is 30% pervious then we add:

$$0.30 \times 600 \text{ SF} = 180 \text{ SF}$$

$$4355 \text{ SF} + 180 \text{ SF} = 4535 \text{ SF}$$

Total available points are calculated as follows:

$$\text{Total equivalent pervious area} / \text{total area} =$$

$$4535 \text{ SF} / 7000 \text{ SF} = 0.648$$

$$0.648 / 0.2 = 3.24 = 3 \text{ available points}$$

Round down to the lowest whole number

**Intent:** Encourage the retention of pervious sites

**Submittals:** Submit similar diagram and calculation.

**Resources:** Consult A Guide to Environmentally Landscaping: Florida Yards and Neighborhoods Handbook for more information, or visit [http://fyn.ifas.ufl.edu/materials/FYN\\_Handbook\\_vSept09.pdf](http://fyn.ifas.ufl.edu/materials/FYN_Handbook_vSept09.pdf)

## CATEGORY 5: HEALTH

### H1 COMBUSTION

This section primarily deals with techniques used to prevent dangerous products of combustion from entering into the conditioned environment of the home. Combustion takes place in gas appliances as well as automobiles, which are often running in the garage of the home.

#### H1.1 Detached or Air Sealed Garage or Carport

**Requirement:** Home has detached garage that does not share any common walls or enclosed passageways with the primary living space or carport OR attached garage is constructed with air barrier between garage and living space (including the barrier between the attic).

#### AND

No air handler/return ducts in garage or sealed and insulated closet may be built around equipment if it must be in the garage. The sealed closet must meet the following requirements:

1. Insulate the four walls of the closet.
2. Finish the walls and ceiling with drywall.
3. Seal all holes and air leakage pathways through the walls, floor, and ceiling that can connect the closet to the garage (plumbing, gas lines, wiring, and bottom plate).
4. Install a non-louvered door that is weather-stripped and equipped with a properly adjusted threshold.
5. Seal the ducts to the ceiling. The closet must not be depressurized by more than 3 Pa with respect to the garage.

**Points:** 3

**Intent:** Often times, toxic fumes from automobiles and chemicals stored in the garage can be transferred into the living space of a home when it has an attached garage.

An air barrier must be created to restrict air exchange between the garage and conditioned living space. This can be accomplished by caulking and sealing of the top and bottom wall plates of the shared garage-living space walls, constructing an airtight partition between the garage attic space and the attic space over the living area, and weather stripping the garage door. An automatic door closer should also be added for the door that connects the living space to the garage. Sealing of walls and attic partition can be accomplished with open-cell expanding foam insulation.

Keeping a home's air handler and return ducts out of a garage alleviates potential for fumes and other contaminants to be pulled into the air conditioning system via leaks.

**Submittals:** Photo or floor plan showing garage/carport or detail of air barrier.

**Resources:** N/A

#### H1.2 Garage (attached or detached)- Exhaust Fan on Motion Sensor and Timer

**Requirement:** Install exhaust fan on motion sensor and timer in garage capable of fully exchanging the garage air with the outside air in 15 minutes or less and if the air handler /return ducts are not located in the garage. A typical 20ft x 20ft x 8ft garage would require a 220 cubic feet per minute (cfm) fan. The fan must run on a timer or when activated via a

motion sensor, for a sufficient amount of time to fully exchange the garage air every four hours to exhaust carbon monoxide fumes from automobiles. Fan must exhaust to the outside.

**Points:** 1

**Submittals:** Photos, cut sheet of fan, or plan detail.

**Resources:** N/A

**H1.3 Direct Vent, Sealed Combustion Interior Fireplace with Electronic Ignition, Factory Built Wood Burning Fireplace, OR No Fireplace**

**Requirement:** Install a direct vent sealed combustion interior fireplace with dedicated outside air intake that is properly vented to the outside. The fireplace should also be equipped with electronic ignition. This credit is also available for factory built wood burning fireplaces and for homes that do not have a fireplace.

**Points:** 1

**Submittals:** Photo, plan detail, or cut sheet of fireplace.

**Resources:** N/A

**H1.4 No Unsealed Space or Water Heating Equipment Located Inside the Conditioned Area – or Electric**

**Requirement:** Install a sealed combustion or electric furnace or water heater. If non-sealed equipment is used, points are still available if the equipment is isolated from the conditioned area of the home via a sealed combustion closet. Combustion closet requirements are listed below. Note that Points are NOT awarded if the furnace is located outside the conditioned space such as the garage).

1. Insulate the four walls of the closet.
2. Finish the walls and ceiling with drywall.
3. Seal all holes and air leakage pathways through the walls, floor, and ceiling that can connect the closet to the garage (plumbing, gas lines, wiring, and bottom plate).
4. Install a non-louvered door that is weather-stripped and equipped with a properly adjusted threshold.
5. Seal the ducts to the ceiling. The closet must not be depressurized by more than 3 Pa with respect to the garage.

**Points:** 1 point for combustion hot water or electric

1 point for combustion space heating or electric

**Intent:** Sealed combustion appliances minimize the threat of harmful combustion by-products entering the home due to the fact that they contain their own air supply directly vented into the appliance for combustion and a sealed vent for exhausting the combustion gases to the exterior of the home.

**Submittals:** Cut sheet of furnace, photos or plan detail of closet.

**Resources:** N/A

## H2 MOISTURE CONTROL

By managing moisture properly, the potential for growth of mold, mildew, and dust mites will be reduced. The durability of the home will also improve. Some other important moisture control strategies can be found under Materials – Durability.

### H2.1 Drainage Tile on and Around Top of Footing

**Requirement:** Install drainage tile on and around top of footing such as perforated PVC with a fabric cover. Crushed stone of approximately 6” should be installed under the pipe with then more stone being used to cover the pipe after installation. The pipe should then be drained to a retention area away from the home.

**Points:** 1

**Intent:** By draining water away from the foundation of the home, moisture intrusion will be minimized. The necessity of this criterion depends on soil type in your area and the foundation type of your home. It is most appropriate for basements and crawl spaces located in North Florida.

**Submittals:** Photo or plan detail of drainage strategy.

**Resources:** N/A

### H2.2 Drainage Board for Below Grade Walls

**Requirement:** Install drainage board for below grade walls.

**Points:** 1

**Intent:** Drainage board for below grade walls is not common to Florida. Basements are limited due to the high water table. It is most appropriate for homes located in North Florida. If used, it should be used in conjunction with drain tile. This will allow water to drain down the drain board on top of the drain tile, which will then take the water away from the home.

**Submittals:** Photo or plan detail of drainage strategy.

**Resources:** N/A

### H2.3 Gravel Bed Beneath Slab on Grade Floors

**Requirement:** Install a gravel bed beneath slab on grade floors that is a minimum of 6”, preferred depth is 12”. The gravel should be placed under the complete slab including footings. All footings should be dug larger to allow for the gravel placement. It is also recommended that several drain tile pipes (4 inch PVC) be installed under the slab and extend to the exterior of the slab to allow water that has accumulated to drain to the exterior of the slab. The specific criterion will vary depending on the soil type in your area.

**Points:** 1

**Intent:** Installing a gravel bed beneath slab on grade floors will be very beneficial to the reduction of moisture trapped beneath the slab and reduce capillary action of water into the slab.

**Submittals:** Photo or plan detail of drainage strategy

**Resources:** N/A

## H2.4 Seal Slab Penetrations

**Requirement:** Seal all slab penetrations with an elastomeric or Vulkem-type sealer.

**Points:** 1

**Intent:** After the slab has substantially cured, any penetration through the slab such as saw cuts, piping or conduit should be sealed around its perimeter to reduce moisture and pests from entering the home.

**Submittals:** Photo or plan detail of drainage strategy.

**Resources:** N/A



## H2.5 Capillary Break Between Foundation and Framing

**Requirement:** Install a complete framed wall width sill gasket, EPDM-type rubber, or other suitable membrane

**Points:** 1

**Intent:** A capillary break should be installed between a concrete foundation and sill plate for all wood framed exterior walls to prevent moisture from wicking through the foundation into the framing.

**Submittals:** Photo or plan detail of drainage strategy.

**Resources:** N/A



## H2.6 Central Dehumidification System

**Requirement:** The home shall be equipped with a central dehumidification system that is installed by a local HVAC contractor, and which works in conjunction with the home's HVAC system.

**Points:** 3

**Intent:** In addition to controlling humidity and comfort, most central dehumidification equipment also permits the intake of fresh, outside air, thereby improving ventilation in the home. Points are awarded for outside air under the Ventilation section.

**Submittals:** Photo or cut sheet of equipment

**Resources:** N/A

### **H2.7 No Vapor Barrier on the Inside of Assemblies**

**Requirement:** All materials installed on the inside of any exterior wall, floor, or roof assembly must have a perm rating > 1 perm.

**Points:** 1

**Intent:** Vapor barrier materials include some foil and some Kraft insulation facing, vinyl wallpaper, and vinyl floor covering. Carpet padding with the plastic top coating sometimes referred to as “pet proof” is also a vapor barrier. Vapor barriers prevent moisture that has penetrated the exterior of the assembly to pass through the assembly where it can be removed by the home’s air conditioner.

Vapor barriers on slab under laminate and wood flooring can and do cause mildew/mold growth under the vapor barrier if a penetrating sealer has not be applied to the concrete. Although moisture sensitive flooring materials that require a vapor barrier to remain viable are better suited to suspended floors on a 2nd story or where a vapor barrier would not be necessary, a thorough installation of a penetrating concrete sealer will prevent most moisture from wicking up from the slab. Because moisture contained in a concrete slab will cure for years, even older concrete should be sealed prior to installing a vapor barrier.

For extra protection against hydrostatic pressure on slab glue-down wood installations, some companies offer a combination sealer / adhesive.

**Submittals:** None required – visual inspection by Certifying Agent.

**Resources:** N/A

## **H3 SOURCE CONTROL**

Volatile organic compounds (VOCs), especially formaldehyde, and other chemical substances contained within building materials can be injurious to lung health and can be odorous. The best strategy is to select materials with low to zero quantities of such chemicals to minimize the source of emission. In selecting low-VOC materials, good rules of thumb are to choose water-based products and products with a low odor.

Pet dander, dust mites and other allergens can be of concern for sensitive persons, and persons with asthma. Regular cleaning practices with effective equipment and the minimization of materials where such contaminants can accumulate can alleviate potential problems.

### **H3.1 No Exposed Urea-Formaldehyde Products**

**Requirement:** The conditioned space of the home contains no materials that use urea formaldehyde such as plywood, MDF, or particleboard.

**Points:** 1

**Intent:** Formaldehyde is commonly used in particleboard, plywood, and MDF because of its preservative and adhesive properties. Because formaldehyde is a type of volatile organic compound (VOC), it is readily emitted into the air. Common replacements for these products in cabinets include solid wood, engineered stone, solid-surface and granite. Wire shelving can replace particleboard in closets and other shelving areas.

In addition to avoiding the use of particleboard, plywood, and MDF within the home, projects may choose varieties of these products made with no added urea-

formaldehyde (NAUF), phenol-formaldehyde resin, soy resin, and/or all raw edges of manufactured wood products that contain urea-formaldehyde can be sealed with a laminate or other suitable sealer.

**Submittals:** None required – visual inspection by Certifying Agent.

**Resources:** N/A

**H3.2 Zero VOC Paints, Stains, and Finishes**

**Requirement:** All, 100%, paint, stains, and other finish coatings used in the interior of the home are certified as having ZERO VOCs.

**Points:** 2

**Intent:** Use of zero VOC paints only pertains to paint used on the interior of the home. Depending on the goals of the project, one may want to select points for recycled content paints listed under the Materials category rather than this healthy paint criterion. Points are not available for both criteria.

**Submittals:** Cut sheet of all finish coatings used.

**Resources:** N/A

**H3.3 Low VOC Paints, Stains, and Finishes**

**Requirement:** All, 100%, paint, stains, and other finish coatings used in the interior of the home are certified as having low VOCs to comply with the below table.

**Points:** One point is available if 100% of all paints, stains, and other finish coatings meet the specifications in the following table.

**Intent:** Used of low VOC paints only pertains to paint used on the interior of the home. Depending on the goals of the project, one may want to select points for recycled content paints listed under the Materials category rather than this healthy paint criterion. Points are not available for both criteria.

Item	VOC Content	Reference
Paints applied to interior walls	Flats: 50 g/l Nonflats: 150 g/l	Green Seal Standard GS-11, Paints & Coatings, 3rd Edition, August 17, 2011
Anticorrosive and antirust paints	250 g/l	Green Seal Standard GS-11, Paints & Coatings, 3rd Edition, August 17, 2011
Clear Wood Finishes	Varnish: 350 g/l Lacquer: 550 g/l	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Floor Coatings	100 g/l	
Sealers	Waterproofing: 250 g/l Sanding 275 g/l All others: 200 g/l	
Shellacs	Clear: 730 g/l Pigmented: 550 g/l	
Stains	250 g/l	

**Submittals :** Cut sheet of all finish coatings used.

**Resources:**

- [www.greenseal.org/GreenBusiness/Standards.aspx?vid=ViewStandardDetail&cid=1&sid=6](http://www.greenseal.org/GreenBusiness/Standards.aspx?vid=ViewStandardDetail&cid=1&sid=6)
- [www.aqmd.gov/prdas/coatings/rule\\_1113.htm](http://www.aqmd.gov/prdas/coatings/rule_1113.htm)
- [www.aqmd.gov/prdas/coatings/table\\_of\\_standards.htm](http://www.aqmd.gov/prdas/coatings/table_of_standards.htm)
- [www.aqmd.gov/prdas/coatings/super-compliantlist.htm](http://www.aqmd.gov/prdas/coatings/super-compliantlist.htm)
- [www.epa.gov/rtp/campus/environmental/018113.pdf](http://www.epa.gov/rtp/campus/environmental/018113.pdf)

### H3.4 Low VOC Sealants and Adhesives

**Requirement:** 100% of all sealants used are  $\leq 250$  g/l and adhesives  $\leq 70$  g/l. If adhesives and sealants do not comply with these numbers but comply with the table from H3.3, then the point is available.

**Points:** 1

**Submittals:** Cut sheet of all sealants and adhesives used.

**Resources:** California EPA Rule 1168: Adhesives and Sealants Application

### H3.5 Minimize Carpet Use

**Requirement:** Home has less than 50% carpet installed in interior spaces, bonus point if no carpet installed.

**Points:** 1 point if carpet < 50%  
2 point if no carpet

**Intent:** Certain types of carpet, carpet pad, tack strips, and carpet glues emit VOCs that can contribute to poor indoor air quality. Carpets also have been found to accumulate various allergens unless frequently vacuumed with high efficiency equipment.

**Submittals:** None required – visual inspection by Certifying Agent.

**Resources:** A good reference on carpet can be found on Green Seal’s website:  
[http://www.greenseal.org/resources/reports/CGR\\_carpet.pdf](http://www.greenseal.org/resources/reports/CGR_carpet.pdf).

### H3.6 Healthy Flooring

**Requirement:** 100% of all finished flooring is green certified, or is hard surface flooring as listed below:

- Carpet and cushion with Carpet and Rug Institute (CRI) green seal of approval ([www.carpet-rug.org/residential-customers/selecting-the-right-carpet-or-rug/green-label.cfm](http://www.carpet-rug.org/residential-customers/selecting-the-right-carpet-or-rug/green-label.cfm)) and low-VOC or no adhesives are used for installation.
- Flooring certified under the Floor Score® program ([http://www.rfci.com/index.php?option=com\\_content&view=article&id=80&Itemid=79](http://www.rfci.com/index.php?option=com_content&view=article&id=80&Itemid=79))
  - Linoleum or cork tile/sheet with water-based adhesive.
  - Ceramic tile.
  - Hard surface flooring (wood, bamboo, etc) that is mechanically fastened or attached with a water-based adhesive. Engineered wood flooring or bamboo must be a no added formaldehyde product.
  - Laminate flooring (wood, cork, etc.) with no urea-formaldehyde and glueless or water-based glue installation.
  - Concrete (stamped, stained, etc.)

**Points:** 1

**Intent:** Depending on the goals of the project, one may want to select points for Eco-friendly Flooring listed under the Materials category rather than this Healthy Flooring criterion. Points are not available for both criteria.

**Submittals:** Listing of types of flooring, installation methods, and accessories (glues, etc.) used for installation.

**Resources:** N/A

### H3.7 Healthy Insulation

**Requirement:** 100% of insulation installed must meet criteria below.

- Water sprayed foam insulation
- Formaldehyde-free fiberglass insulation
- Expanded Polystyrene (XPS)
- GREENGUARD certified insulation
- Cotton insulation

**Points:** 1

**Intent:** Depending on the goals of the project, one may want to select points for Eco-friendly insulation listed under the Materials category rather than this Healthy Insulation criterion. Points are not available for both criteria.

**Submittals :** Listing of types of insulation used.

**Resources:** <http://www.greenguard.org>



### H3.8 Protect Ducts, Range Hood and Bath Exhaust Fans During Construction

**Requirement:** All duct register boxes, supply plenums, range hood, the bath exhaust fans (housing or fan) and liner boxes are sealed off with cardboard, rigid ductboard, or other suitable method directly following mechanical rough in. The temporary tape used to seal the registers during a smoke test does not comply. Ducts must remain sealed until HVAC system start-up. This step prevents construction dust and pollutants from accumulating in the duct system and being released into the air when the system is turned on. If interior finish work (painting, etc.) continues after HVAC start up, ducts must be re-sealed until work is complete.

**Points:** 1

**Intent:** Prevent accumulation of pollutants and the damper and/or the blower fan from becoming clogged from spray-on ceiling textures, etc.

**Submittals:** Photo

**Resources:** N/A



### H3.9 Integrated Pest Management

**Requirement:** Work with a skilled pest control professional to develop an Integrated Pest Management Plan that addresses the following four items:

- Monitoring and prevention of pest populations.
- Application of pesticides only “as needed” after prevention and physical controls have been implemented.
- Selecting the least hazardous pesticides for control of targeted pests.
- Precision targeting of pesticides to areas not contacted or accessible to the occupants.

**Points:** 3

**Intent:** Integrated pest management (IPM) is a process for achieving long-term, environmentally sound pest suppression through the use of a wide variety of technological and management practices. Control strategies in an IPM program extend beyond the application of pesticides to include structural and procedural modifications that reduce the food, water, harborage, and access used by pests. IPM can reduce the use of chemicals and provide economical and effective pest suppression. IPM does not involve the complete elimination of the use of pesticides, nor does it involve solely substituting “good” pesticides for “bad” pesticides. IPM attempts to achieve a balance of both chemical and non-chemical methods to control pest problems. Integrated pest management (IPM) can reduce or eliminate the need for chemicals to control pests inside and outside of the house.

To properly implement IPM, there are maintenance issues that need to be undertaken by the homeowner after construction, therefore an IPM maintenance plan should be developed and included in a homeowner’s manual that is presented to the homeowner.

**Submittals:** Required - IPM plan.

**Resources:** An excellent source of information on IPM is the Sustainable Building Sourcebook by Austin Energy, Austin, TX. It can be found on the internet at [www.greenbuilder.com/sourcebook/termite.html](http://www.greenbuilder.com/sourcebook/termite.html). Another source of information is “Integrated Pest Management for Schools: A Catalog of Resources”, put together by the University of Florida Institute of Food and Agricultural Sciences, and available at: [http://schoolipm.ifas.ufl.edu/school\\_ipm.pdf](http://schoolipm.ifas.ufl.edu/school_ipm.pdf).

## H4 CLEANABILITY

A home that is easily cleaned is not only less maintenance for the homeowner, but the indoor air quality can be improved due to less accumulation of allergens and pollutants. This section contains suggestions on use of effective cleaning equipment, along with design issues that will improve the effectiveness of cleaning.

### H4.1 Central Vacuum System

**Requirement:** Home contains the piping (rough in for a central vacuum system), or an additional point is available if the central vacuum system with the vent from the dust canister exhausting to the outside of the conditioned space is installed. The points can be obtained if the unit vents inside the home through a HEPA filter.

**Points:** 1 for rough in of piping  
2 if complete system is installed with correct filtration

**Intent:** A central vacuum system will improve the air quality of the home by providing effective removal of dust, dirt, and pollen. A regular vacuum cleaner releases some portion of the dust and other allergens it collects back into the air, whereas a central vacuum system deposits 100 percent of vacuumed substances into the central canister (usually located outside of the conditioned space in the garage). In addition, a central vacuum system is more powerful than a traditional vacuum

**Submittals:** Photo or cut sheet of system.

**Resources:** N/A



#### H4.2 Useable Entry Area

**Requirement:** Provide a well-defined entry area in the garage and/or main entry where shoes and outerwear can be removed and stored. This area should include, at a minimum, a track off mat, a bench, and shoe and outerwear storage. Appropriate furniture may be used in addition to built in storage. The area shall be purposeful and useful in providing a location for outerwear. Alternately, the shoe and outerwear storage can be located in a nearby closet.

**Points:** 1

**Intent:** Dust and pollen tracked indoors on shoes and outerwear is a major source of allergen. The best strategy is to prevent it from entering the home, or keep it contained to a particular area that can be cleaned frequently.

**Submittals:** Required: Photo showing dedicated dropzone

**Resources:** N/A

### H5 UNIVERSAL DESIGN

The intent of the universal design concept is to simplify life for everyone by making products, communications, and the built environment usable by more people at little or no extra cost. Universally planning the home will create a safer space for all users. Many universal design features are no-cost options. They may only require different product choices or design decisions. Some general guidelines on features to include are listed below.

#### H5.1 Universally Designed Living Area

**Requirement:** At least one bathroom on the first floor conforms to the following specifications:

Group 1

- Ample clear floor space (5 x 5 foot turning radius) to ensure maneuverability at lavatories, toilets, and tubs/showers
- The bathroom walls must be reinforced for grab bars that are installed at commode, tub, and shower (FGBC recommends following the ADAAG for height and size specifications).

- 32 inch minimum door width; 36 inches preferred
- 24 inch space on latch side of doors or automatic door opener
- Light switches 38 inches above the floor
- Lever handles on doors or doors without latches
- Rocker or touch switches
- Include at least one of the following options
  - Standard tub with a fold-up seat
  - Tub with a transfer seat
  - Whirlpool tub
  - 3 x 3 foot transfer shower
  - 5 x 5 foot roll-in shower

Group 2 - the above bathroom specs are met and at least one bedroom on the first floor must conform to the following specifications:

- 32 inch minimum door width; 36 inches preferred
- 24 inch space on latch side of doors
- Light switches 38 inches above the floor
- Electrical outlets 18 inches above the floor
- Lever handles on doors or doors without latches
- Rocker or touch switches

Group 3 - the above bathroom and bedroom specs are met and the entire first floor living space conforms to the following specifications:

- 32 inch minimum door width; 36 inches preferred
- 24 inch space on latch side of doors
- 32 inch wide circulation path
- 48 inch clearance in hallway
- 5 x 5 foot turning radius in activity areas
- Light switches 38 inches above the floor
- Electrical outlets 18 inches above the floor
- Lever handles on doors or doors without latches
- Rocker or touch switches

**Points:**       **1 point for Group 1**  
                       **2 points for Group 1 & 2**  
                       **3 points for Group 1, 2 & 3**

**Intent:**        Allow for accessibility and Aging in Place

**Submittals:**   Photo or detailed plan

**Resources:**    N/A

## **H6    VENTILATION**

Tight construction of new homes can be beneficial in terms of energy efficiency, for less exchange occurs between the conditioned air inside the home and unconditioned air outside of the home. From a health aspect however, tighter homes do not allow enough air exchange to provide adequate ventilation and removal of various indoor air pollutants such as VOCs, allergens, etc. A home must be designed and constructed to not only permit enough air exchange, but in addition, the exchange must take place in a controlled fashion, either through mechanical or natural means. For health and durability concerns, it is

imperative that air entering the home should travel through a desired, predefined pathway. This will ensure that the air remains clean, and depending on the strategy, often be conditioned for temperature and humidity concerns

### H6.1 Controlled Mechanical Ventilation

**Requirement:** Install a mechanical ventilation system specifically designed for the home that positively pressurizes the conditioned area of the home with respect to the outdoors while the home’s air handler is running and any continuous forced exhaust systems are running. At a minimum, such a system must contain a fresh air duct to the outside of the home with a backdraft damper that also allows for full shut off in the event of unfavorable outside conditions (forest fire, etc.) and therefore if the damper is manual it must be easily accessible to the homeowner. The damper must have a gasket, allowing a complete seal in the off position. Alternately, delivery of the outside air can be controlled by the home’s HVAC system, by another device such as an energy recovery ventilator, or a central dehumidification system.

**Points:** **4 points** – Install and provide full design details

**2 points** – Install and provide schematic or plan detail

**Intent:** The most effective way to ensure that enough air exchange takes place within a home is to institute a controlled, mechanical ventilation strategy. Positive ventilation is preferable over whole house exhaust in a humid climate, for it causes the house to be under positive pressure with respect to the outdoors, minimizing the uncontrolled intrusion of outside air.

It is strongly recommended that the outside air be filtered before entering the duct. Bathroom exhaust fans and kitchen range hoods are considered temporary exhaust devices rather than continuous.

**Submittals:** Required for 2 points  
- Schematic or plan detail of system

Required for 4 points (all are required)  
- Design flow, if not continuous, include schedule, and  
- Basis for design flow, a short explanation, and  
- Indication of implementation of designed flow, schematic or plan detail of system

**Resources:** N/A

### H6.2 Radon/Soil Gas Vent System Installed

**Requirement:** Install a radon/soil gas vent system in the home as appropriate for the homes construction type and location.

**Points:** **1**

**Intent:** Slab on grade: The least expensive way of venting for radon gases under a slab on grade would be to install a series of passive vent stacks (2 – 3 per home) that, in the event radon gas is present, will allow any trapped gas to vent through the path of least resistance, using 3” PVC piping vented through the roof. This is accomplished by installing the pipes prior to slab pour, in a dry well made of crushed stone. The end of

the pipe must be capped with a well point or screen then buried in the stone. PVC should extend vertically above slab level and be temporarily capped to prevent being plugged by construction debris. Once home has been framed and is in the rough plumbing stage, the pipe should be extended thru the roof and finished in the same manner as a plumbing vent stack.

Slab with stemwalls: See slab on grade method above

Foundation and Basement or Crawl space: Can be accomplished in the same manner as slab on grade but insuring that pipe still extends completely thru roof. Basements and crawl spaces should also be ventilated in the sidewalls using windows, foundation vents, or some type of mechanical ventilation system.

It is recommended that the installation be performed by licensed plumber.

**Submittals:** Specs of system installed.

**Resources:** N/A

### H6.3 Floor Drains Sealed

**Requirement:** All floor drains (tub, shower, etc.) must be sealed with any non-asphalt based or equally flexible moisture resistant sealer.

**Points:** 1

**Intent:** All areas around drains must be completely and permanently sealed to prevent any intrusion of foreign gases or vapors from beneath the slab.

**Submittals:** Photo and cut sheet for sealing product used.

**Resources:** N/A



### H6.4 Properly Installed Energy Star® Bathroom Exhaust Fans with Timer or Humidistat

**Requirement:** Properly install EnergyStar® exhaust fans (high efficiency, low noise bathroom exhaust fans) with timers or humidistats in each bathroom throughout the home. Fans must vent to the exterior and must move 1 cfm of air per 0.30 Watts (e.g., a 50 cfm fan must use less than 15 Watts, a 70 cfm fan must use less than 21 Watts) and be HVI certified to produce less than 1.0 sones. Proper installation includes:

1. Avoid elbows and bends whenever possible. When bends are necessary (and they often are), make the best of the situation by allowing a 2–3 foot straight run out of the fan before the first elbow. This approach allows airflow to be uniform before passing through the elbow. Conversely, an installation with a 90-degree elbow immediately after the fan exhaust port will cause air to flow back into the fan, both reducing performance and increasing noise.

2. Use a wide-radius angle (not a sharp turn) to help ensure optimum performance and minimum noise. The goal is to achieve optimal fan performance, which means aiming for a smooth, inner surface duct with the least number of elbows.
3. Although rigid metal duct is the best choice, flex duct is often used due to reduced cost and ease of installation. The flex duct should be extended fully to reduce as much airflow friction as possible.

**Points:** 1

**Intent:** Encourage removal of moisture generated within the bathrooms through proper installation of quiet, efficient exhaust fans.

The left photo is an example of very poor installation. Simply turning the fan around would have eliminated the need for the extreme bend in the ductwork. The photo to the right shows a well-thought-out installation.

In addition to utilizing efficient fans, advanced controls are important for often times fans are not left on long enough to remove sufficient moisture, and other times fans are inadvertently left on for long periods due to their quiet operation. If the bath fan is not controlled by a built-in humidistat, it must be placed on a timer.

**Submittals:** Cut sheet of fan and control and photographs of properly installed fans.

**Resources:** [http://www.energystar.gov/index.cfm?c=vent\\_fans.pr\\_vent\\_fans](http://www.energystar.gov/index.cfm?c=vent_fans.pr_vent_fans). A video explaining proper exhaust fan installation while showing the flow rate results of poor installation can be accessed at, [http://www.panasonic.com/business/building-products/ventilation-systems/resource-center/weatherization\\_resource.asp](http://www.panasonic.com/business/building-products/ventilation-systems/resource-center/weatherization_resource.asp).



Poor installation (U bend)



Good Installation



Timer

### H6.5 Kitchen Range Hood Vented to Exterior

**Requirement:** Home equipped with a range hood vented to the exterior of the home. Non-vented or ductless range hoods are not eligible for the point. Hood ducting must be of building code-approved materials and completely sealed to prevent leakage. Exterior of vent must also contain building code approved termination cover.

**Points:** 1

**Intent:** Improve indoor air quality by exhausting humidity and odors. FGBC recommends use of a quiet, energy-efficient model, but does not require it.

**Submittals:** Cut sheet of hood.

**Resources:** N/A



**H6.6 Laundry Rooms Inside Conditioned Spaces Must Have A Make-Up Air Source**

**Requirement:** Laundry rooms contained inside conditioned space must have make up air source. The make-up air source can be any of the following: through the wall vent, jump duct from adjoining room in home, louvered door(s), or pressure activated fan to bring in air as pressure drops in room when dryer is activated.

**Points:** 1

**Intent:** When a clothes dryer is running, it pulls a great quantity of air from the interior of the home. Maintain equalized air pressure in the laundry room when dryer is running even when the laundry room door is closed. If the laundry room is separated from the main portion of the home by an insulated wall and has no ducted supply of conditioned air, it is considered outside of the conditioned space and can receive points in the Energy category.

**Submittals:** Plan detail of strategy.

**Resources:** N/A

**H6.7 Whole House Filtration**

**Requirement:** Install high efficiency whole house filtration system with a minimum efficiency of 95% at removing pm 0.025 (particulate matter greater than 0.025 microns in diameter). The system must have at least one dedicated intake from the interior of the home, and can supply filtered air through a dedicated supply vent, or utilize the HVAC supply system. The system should have its own fan, and not rely on the fan in the home’s HVAC system.

**Points:** 3

**Intent:** Improve air quality in the home by providing improved filtration.

**Submittals:** Cut sheet of system.

**Resources:** Examples include Broan-Nutone© or Ultra-Aire dehumidification systems with filtration add on.

**H6.8 Efficient HVAC Filter**

**Requirement:** Home has installed filters with at least a minimum efficiency reporting value (MERV) of 8, and 2 points for a filter with at least a MERV 10. If the home contains more than 1 HVAC system, a qualifying filter must be installed on each unit. Filters must be

maintained as per manufacturer’s specifications. Passive electrostatic filters may not be used.

**Points:** **1 point MERV 8 Minimum**

**2 points MERV ≥ 10**

**Intent:** Certain 1” pleated media filters qualify for this credit. Pleated media filters greater than 1” are available, however can lead to excessive pressure drop across the filter. Such filters are also more expensive and more difficult to find. Contact a local HVAC contractor for recommendations. Pleated media filters are available at most local home improvement stores, and have a longer life than standard HVAC filters.

**Submittals:** Cut sheet of filter.

**Resources:** N/A

### **H6.9 HVAC Filter Easily Accessible**

**Requirement:** HVAC filter is installed in a location easily accessible by the homeowner. The homeowner must be able to change the HVAC filter without the use of any tools, or ladders.

**Points:** **1**

**Intent:** HVAC filter maintenance is important to not only maintain the equipment itself, but also for maintaining a healthy living environment.

**Submittals:** None – visual inspection by Certifying Agent.

**Resources:** N/A

### **H6.10 Install Screens on All Windows and Doors**

**Requirement:** Home must have installed screens for all windows and doors, excluding the front door, to allow for adequate passive ventilation as needed. A screen enclosure surrounding a pool will suffice for windows and doors contained in this space

**Points:** **1**

**Intent:** Reduce energy demand by allowing passive cooling.

**Submittals:** None required – visual inspection by Certifying Agent.

**Resources:** N/A

### **H6.11 Manual D Duct Design**

**Requirement:** Correctly sizing and laying out the duct system using ACCA Manual D to deliver the proper room-by-room cubic feet per minute (cfm) as calculated by ACCA Manual J.

**Points:** **1**

**Intent:** Improve indoor air quality and comfort of the home

**Submittals:** **Required - Calculations, layout plan for entire duct system, and observation by the Agent. The Agent should compare the Manual D design to the actual installation during the rough-in inspection confirming the layout was followed.**

**Resources:** N/A

## CATEGORY 6: MATERIALS

The criteria in this section give examples on the use of resource efficient materials and techniques. Such materials include characteristics such as rapidly renewable content, recycled content, ease of recyclability, and minimal waste production. Also included are examples to improve the durability of the structure.

### M1 COMPONENTS

#### M1.1 Recycled Content Roof Material

**Requirement:** Roofing must be made of 100% recycled rubber and plastic or 100% recycled polymer and rubber or 100% recycled wood and plastic. Roofing may also be metal with 70% recycled content or fiber cement with recycled content.

**Points:** 1

**Intent:** Reduce use of virgin materials and encourage recycled product use.

**Submittals:** Material cut sheet.

**Resources:** N/A

#### M1.2 Certified Sustainable Lumber

**Requirement:** 80% of all lumber used in the home is certified by a sustainable forestry certification agency such as the Forest Stewardship Council and Sustainable Forestry Initiative . Home must have at least 1 story with wood frame exterior walls. If exterior walls are not wood frame 80% of all lumber used in the home must be certified.

**Points:** **2 if home is NOT wood framed and 80% of all lumber is certified sustainable**  
**3 points if 80% of lumber is certified sustainable for wood frame homes**

**Intent:** Certified sustainable lumber originates from a sustainably managed forest. To receive the points, wood must be certified.

**Submittals:** Documentation of forest certification.

**Resources:** <http://www.fsc.org/>, <http://www.sfiprogram.org/>

#### M1.3 Engineered/Alternative Material for Outdoor Living

**Requirement:** Use minimum of 100 sf or 50% of all outdoor structures, whichever is greater, shall be of a product using 50% or more recycled content material

**Points:** 1

**Intent:** Engineered or alternative materials such as recycled plastic lumber utilize less virgin lumber, and are generally more durable than wood products.

**Submittals:** Photo or material cut sheet.

**Resources:** N/A

#### M1.4 Concrete with Fly Ash

**Requirement:** All concrete poured on site must have a minimum of 18% fly ash or blast furnace slag in lieu of the cement in the concrete mix design.

**Points:** 1

**Intent:** Encourage the use of recycled materials

**Submittals:** Required - Material cut sheet.

**Resources:** N/A

### **M1.5 Recycled Content Siding or Soffit Material**

**Requirement:** Use siding or soffit material with a minimum of 20% recycled content.

**Points:** 1

**Intent:** Encourage the use of recycled materials

**Submittals:** Required: Material cut sheet.

**Resources:** N/A

### **M1.6 Eco-Friendly Insulation**

**Requirement:** Use 100% eco friendly insulation product as listed below or provide cut sheet verifying insulation environmental benefits.

- Recycled cellulose insulation
- Recycled cotton denim insulation
- Recycled mineral wool insulation
- Recycled perlite composite board

**Points:** 1

**Intent:** Depending on the goals of the project, one may want to select points for Healthy insulation listed under the Health category rather than this resource efficient insulation criterion. Points are not available for both criteria.

**Submittal:** Listing of types of insulation used.

**Resources:** N/A

### **M1.7 Recycled Content Drywall**

**Requirement:** All drywall used contains pre- and or post-consumer recycled content. ). Drywall to contain at least 90% combined pre- and post consumer recycled content.

**Points:** 1

**Intent:** Sources of recycled drywall are becoming available in Florida. Such manufacturers recycle scrap drywall into new product. The usefulness of this criterion may depend on the home's proximity to a source of recycled product.

**Submittal:** Material cut sheet and vendor.

**Resources:** N/A

### **M1.8 Recycled Content Paint**

**Requirement:** 100% of all paint used (interior and exterior) must have 75% post consumer recycled content and be reformulated with mildewcides, surfactants, etc. as specified for original manufacturing.

**Points:** 1

**Intent:** Depending on the goals of the project, one may want to select points for low or zero VOC paints listed under the Health category rather than this resource efficient paint criteria. Points are only available for one selection. Chemically sensitive individuals may wish to have paint with no mildewcides or surfactants added.

**Submittal:** Material cut sheets.

**Resource:** N/A

**M1.9 Steel Interior Studs**

**Requirement:** 80% of all interior studs are made from recycled steel

**Points:** 1

**Intent:** Encourage the use of recycled and recyclable materials. Steel studs are recyclable again after they have been used.

**Submittal:** Photo.

**Resources:** N/A



**M1.10 Eco-Friendly Flooring**

**Requirement:** 100% of all finished flooring used meets any of the following criteria:

- Domestically produced hardwood materials from sustainably managed forests.
- Bamboo flooring.
- Reuse of salvaged wood.
- Floor tiles made from recycled glass or other 100% recycled content material
- Cork flooring.
- Natural linoleum.
- Concrete (stamped, stained, etc.)
- Recycled content carpet/carpet pad and rugs: Carpets/rugs must have a minimum recycled content of 80% with 60% post consumer recycled content or be 100% PET plastic. Carpet pads must have 80% total recycled content. Examples include 80% post consumer tires, 80% nylon, 100% recycled newsprint and 80% textile waste.
- Natural content carpet/carpet pad and rugs: Carpets/rugs must be composed of 100% natural materials such as wool, sisal, jute, and hemp. Carpet pad must also be of a natural material such as 85% recycled burlap bags made from fibrous jute plants.

**Points:** 1

**Intent:** Depending on the goals of the project, one may want to select points for Healthy flooring listed under the Health category rather than this resource-efficient flooring criterion. Points are not available for both criteria.

**Submittal:** Listing of types of flooring and accessories (glues, etc.) used and installation methods.

**Resources:** N/A



### **M1.11 Eco-Friendly Ceiling Materials**

**Requirement:** 80% of the ceiling material meets any of the following criteria:

- Domestically produced hardwood materials from sustainably managed forests
- Material consisting of 60% recycled content of mineral wool and cellulose fiber
- Material consisting of 25% recycled content glass
- Salvaged wood.

**Points:** 1

**Intent:** Encourage the use of eco friendly materials

**Submittal:** Listing of all ceiling materials used.

**Resources:** N/A

### **M1.12 Locally Produced Materials**

**Requirement:** 80% of all new windows are from Florida manufacturers and are operable and/or one point is available if 80% of the structural materials used to build the house, on a cost basis, such as concrete, concrete block, trusses, drywall, ICFs, panelized walls, modular systems, etc., are from a Florida manufacturer.

**Points:** **1 point for windows OR structural materials**  
**2 points for windows AND structural materials**

**Intent:** Reduce environmental impacts associated with the transportation of materials.

**Submittal:** Name and address of manufacturers.

**Resource:** N/A

## **M2 WASTE REDUCTION**

### **M2.1 Resource Efficient Wall System with Integral Insulation**

**Requirement:** Install a minimum of 80% of the first floor living area exterior walls must be Autoclaved aerated concrete (AAC), Insulated concrete forms (ICF), or Structural Insulated Panels (SIP) or a combination thereof

**Points:** 3

**Intent:** AAC is composed of cement, sand, lime, and an aerating agent, which is baked in an autoclave oven. The result is a very lightweight insulated concrete product. Blocks and panels are stacked similar to bricks and held together with adhesive.

ICF are a family of exterior wall systems that provide the strength of structural concrete walls with the thermal performance of integral insulation and high thermal mass.

Generally a Styrofoam form is filled with poured concrete, or concrete is used to surround a Styrofoam core.

SIPs generally consist of two (outer) layers of structural sheet material and foam core, ranging from 2 to 12 inches thick. They can be used to build exterior walls, roofs, and floors. To receive points SIP walls must be elevated minimum 24" above soil grade.

**Submittal:** Photo, detailed plans, or material cut sheets.

**Resources:** N/A

## **M2.2 Develop A Construction and Demolition Waste Management Plan**

**Requirement:** Contractor must submit a written plan that consists of the following items:

- Estimated amount of waste and types of materials from project.
- Names/locations of waste disposal companies, recyclers, reuse centers for waste materials from project located within the project's county or neighboring county.
- Estimated costs of hauling and disposal, recycling, and revenues from reuse and recycling for major waste materials from project.
- Goals for waste diversion by amount (weight or volume) and types of materials.

**Points:** 2

**Intent:** Encourage minimization and recycling of construction waste

**Submittal:** **Required Detailed waste management plan.**

**Resources:** N/A

## **M2.3 Implement Job Site Waste Management**

**Requirements:** Implement at least two of the following job site waste management techniques and one individual must be designated as job-site "environmental manager" to inspect job-site roll-offs and other materials handling strategies to prevent commingling, damage, other waste creation activities.

- a) Contractor writes into specifications/contracts with sub-contractors and vendors to be responsible for and remove materials and systems packaging upon either delivery or installation of products.
- b) Contractor writes into specifications/contract with drywall sub-contractor a price by the square foot of finished drywall wall/ceiling area.
- c) Clean drywall waste is used as soil amendment on-site where allowable and in proper quantities as approved by county extension service and/or landscape architect.
- d) Clean and dry drywall scraps are securely placed in interior wall cavities where additional sound-proofing may be desirable.
- e) A covered area or container is provided, with adequate separation from the ground, labeled as wood off-cuts for reuse in project.
- f) Individually labeled roll-offs are placed on site for separation of C&D waste materials, for at least 2 different materials, for example, metals, cardboard, concrete, brick, wood, and solid waste recyclables such as cans, plastic bottles.
- g) Job-site trailer or office implements paper, plastic bottle, and can recycling bins.
- h) Materials to be stored on site are kept off the ground and protected from weather, machinery, dust, and vehicle routes.

- i) Job-site fabrication stations or areas implement ground covering, magnets, bins or other means to collect nails, screws, plates, clips, off-cut rebar, electrical wiring, sheet metal off-cuts for metals recycling.
- j) Use of job site framing plan and cut list.
- k) Use of concrete formwork that has been used at least once before or is reused / reusable by contractor.
- l) Separation and removal of leftover paint to local paint recycling facility.
- m) Use of concrete washout system
- n) Use of dumpster content recycling service
- o) Use of panelized wall systems

**Points:** 2 points for 2 of the above items  
3 points for 3 – 5 of the above items  
4 points for 6 or more of the above items

**Intent:** Reduce construction waste

**Submittal:** Indicate which options chosen and provide name and contact of designated job-site environmental manager.

**Resources:** N/A

#### **M2.4 Compost Bin/Built In Collection of Recyclables**

**Requirement:** Home must provided the homeowner with a pre-fabricated compost bin (includes wire mesh type) or if the home has built in (i.e. permanent) recycle bins. Points for built in recycle bins are only awarded if the home is served by a municipal curbside recycling program.

**Points:** 1

**Intent:** Reduce waste

**Submittal:** Photo.

**Resources:** N/A



#### **M2.5 Pre-Engineered Roof and/or Floor Components.**

**Requirement:** Install pre-engineered roof and floor components

**Points:** 1 point for roof OR floor  
2 points for roof AND floor

**Intent:** Pre-engineered trusses produce less waste than those built on site.

**Submittal:** Photo or material cut sheets.

**Resources:** N/A

### **M2.6 Finger Jointed or Laminated Products**

**Requirement:** A minimum 80% of the following building components are finger-jointed or laminated materials, or a combination thereof: studs, top plate, headers, rim joists, beams, and columns.

**Points:** 1

**Intent:** Finger-jointed material is lumber that is made of short lengths of off-cuts from truss and other manufacturing processes that is finger jointed and glued together to make usable lengths of lumber. Finger-joint lumber may only be used for structural applications when used vertically such as stud framing. Laminated veneer lumber is composed of thin layers or veneers of wood glued together and sawn to make dimensional lumber; it can be used in any position.

**Submittal:** Listing of types of materials used for listed applications.

**Resources:** N/A

### **M2.7 Eco-Friendly Trim**

**Requirement:** A minimum of 80% of the interior trim is finger jointed (finger jointed trim is generally paint grade only) or recycled plastic material.

**Points:** 1

**Intent:** Reduce the use of virgin materials

**Submittal:** Indicate where finger jointed trim has been used.

**Resources:** N/A

### **M2.8 Perimeter Adheres to 2 ft. Dimensions**

**Requirement:** The exterior layout of the home adheres to 2 ft. dimensions for a minimum of 80% of exterior walls.

**Points:** 1

**Intent:** Adhering to 2 ft dimensions reduces waste and allows for easier future addition.

**Submittal:** Floor plan with dimensioned wall lengths.

**Resources:** N/A

### **M2.9 Interior Floor Plan Adheres to 2 ft. Dimensions**

**Requirement:** Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls

**Points:** 1

**Intent:** Adhering to 2 ft dimensions reduces waste and allows for easier future addition.

**Submittal:** Floor plan with dimensioned wall lengths

**Resources:** N/A

### **M2.10 Stacked Framing**

**Requirement:** uses a stacked framing scheme

**Points:** 1

**Intent:** Stacked framing is a structural framing scheme where first floor, second floor, and roof framing line up horizontally which often reduces the overall amount of lumber used. For example, sometimes single top plates can be used instead of double top plates.

**Submittal:** Framing plan

**Resources:** N/A

**M2.11 Two Stud Corners with Drywall Clips**

**Requirement:** Uses two stud corners in all possible locations.

**Points:** 1

**Intent:** Two-stud corner framing eliminates non-structural studs and allows for full corner insulation through the use of drywall clips, horizontal nailers, or other means to support drywall.

**Submittal:** Framing plan

**Resources:** N/A



**M2.12 T-Walls with Drywall Clips**

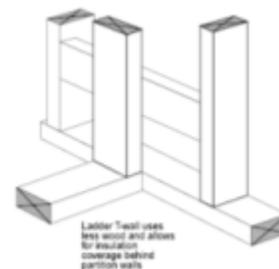
**Requirement:** Use advanced ladder T-wall framing in all possible locations.

**Points:** 1

**Intent:** The intersection of exterior and interior walls shall eliminate non-structural studs and allow for full exterior wall insulation through the use of advanced ladder T-wall framing or other technique.

**Submittal:** Framing plan

**Resources:** N/A



## M3 DURABILITY

### M3.1 3 in 12 ≤ Roof Slope ≤ 6 in 12

**Requirement:** Roof slope shall be less than or equal to 6 in 12 to but greater than or equal to 3 in 12.

**Points:** 1

**Intent:** Roof slopes following outside the 3 in 12 to 6 in 12 range allow strong winds to pass over them at high velocities, which can create uplift forces likely to damage the roof, especially if fenestrations (windows and doors) have been damaged. Roof slopes of 5 in 12 may be best suited for uplift resistance during hurricane force winds, reduce wasted material in the attic and help “throw” water further away from the building walls than higher sloped roofs. Roofs with less than 3/12 slopes or no slopes do not shed rainwater well, which can lead to leaks during heavy storm events.

**Submittal:** Photo or detailed plan.

**Resources:** N/A

### M3.2 Large Overhangs (Eave and Gable)

**Requirement:** Overhangs are 1 ft on gable ends and at least 2 ft everywhere else.

**Points:** 1

**Intent:** Large overhangs help shed rainwater away from the walls and foundation.

**Submittal:** Photos or detailed plans.

**Resources:** N/A

### M3.3 Air Admittance Vents

**Requirement:** All plumbing penetrations through the roof are replaced with the use of air admittance vents.

**Points:** 1

**Intent:** Air admittance valves are pressure-activated, one-way mechanical venting ports, used in a plumbing system to eliminate the need for conventional pipe venting and roof penetrations. Wastewater discharges cause the AAV to open, allowing air to circulate for proper drainage. Otherwise, the valve remains closed, preventing the escape of sewer gas and maintaining the trap seal. Using air admittance vents can significantly reduce the amount of venting materials needed for a plumbing system, increase plumbing labor efficiency, allow greater flexibility in the layout of fixtures, and reduce long-term maintenance problems where conventional vents break the roof surface.

**Submittal:** Photo or equipment cut sheet.

**Resources:** Visit: [www.toolbase.org/tertiaryT.asp?TrackID=&CategoryID=1402&DocumentID=2127](http://www.toolbase.org/tertiaryT.asp?TrackID=&CategoryID=1402&DocumentID=2127) for more information.



### **M3.4 All Exterior Walls Use Rain Screen Techniques**

**Requirement:** All exterior walls use rain screen techniques. Drainage plane must be 2 layers of 15lb felt or housewrap installed shingle style. Top and bottom of air cavity (3/8" minimum) not sealed – general furring strips or other spacers are installed over drainage plane to accommodate moisture drainage (or weeping) and air flow before the installation of siding cladding.

**Points:** 1

**Intent:** Providing an air gap cavity (air gap or air space) between the cladding (siding or brick veneer) and the drainage plane (housewrap/building paper) will reduce water intrusion, allow water to drain down the wrap drainage plane and out at the bottom more effectively, and allow drying out of the wall, producing a more durable structure.

**Submittal:** Photo or detailed drawing.

**Resource:** Visit <http://www.toolbase.org/Technology-Inventory/walls/rain-screen-exterior-walls> for more information.

### **M3.5 Siding and Exterior Trim Primed All Sides**

**Requirement:** All siding material and exterior trim is pre-primed before installation on all sides, including cut edges.

**Points:** 1

**Intent:** Priming all sides of siding and exterior trim will retard moisture penetration into the material.

**Submittal:** Photo or visual inspection by Certifying Agent.

**Resources:** N/A

### **M3.6 Plants/Turf Minimum of 2 ft. from Foundation**

**Requirement:** All plants and trees are kept at least 2 ft (from center of rootball) away from foundation. All turf is kept at least 2 ft away from the foundation.

**Points:** 1

**Intent:** Inorganic ground covers such as stones or rocks are sometimes a better landscape choice beside the foundation for irrigated plant material can lead to water accumulating near the foundation.

**Submittal:** Photo or visual inspection by Certifying Agent.

**Resources:** N/A



### **M3.7 Sprinklers and Emitters Minimum of 2 ft. from Foundation**

**Requirement:** All sprinklers and emitters are installed at least 2 ft away from the foundation.

- Points:** 1
- Intent:** Moisture encourages mold growth as well as termite and other insect infestation. Installing sprinklers and emitters further from the foundation reduces the amount of water coming in contact with the home.
- Submittal:** Photo or visual inspection by Certifying Agent.
- Resources:** N/A

**M3.8 Use Armored, Pex or Metal Hoses (EXCEPT COPPER) from Service to All Fixtures/Appliances**

**Requirement:** All water using appliances (clothes washer, refrigerator, faucets, toilets, etc.) use pex, armored, or metal hoses (except copper).

- Points:** 1
- Intent:** Water consuming fixtures and appliances typically use unarmored hoses for their water supply. Poly pipe, copper, and rubber hoses have a finite life, and are likely to eventually fail, potentially causing flooding and unnecessary water use, especially if not discovered immediately.
- Submittal:** None – visual inspection by Certifying Agent.
- Resources:** N/A



**M3.9 Automatic In-Home Water Sensors/Shutoff System Installed**

**Requirement:** Install a whole house water sensor/shutoff system is installed that detects any sign of water leakage anywhere inside the conditioned space, and cuts off the main water supply to the house. At a minimum, sensors must be installed in the vicinity of a clothes washer and tank water heater.

- Points:** 2
- Intent:** If water-using appliances such as clothes washers and water heaters are installed inside the conditioned space, leaks and failures can cause severe damage due to flooding.
- Submittal:** Cut sheet of sensor/shutoff system.
- Resources:** N/A

**M3.10 Access Panel to Each Non-Accessible Plumbing Fixture Installed**

**Requirement:** Provide access to all plumbing by providing a plumbing access panels installed for each shower and tub.

**Points:** 1

**Intent:** Typically, when there is a problem, access to piping that supplies water to tubs and showers must be accessed by creating a hole in the wall. Installing an access panel provides for easier repair and monitoring.

**Submittal:** Photo of access panel.

**Resources:** N/A

**M3.11 Laundry Room Below Living Floor or Drain Installed**

**Requirement:** A floor drain in all laundry rooms located above the ground floor and if all laundry rooms located on the ground floor contain a drain or the level of the laundry room floor is below the level of the living space floor.

**Points:** 1

**Intent:** Reduce potential water damage from washing machine

**Submittal:** None – visual inspection by Certifying Agent.

**Resources:** N/A

## CATEGORY 7: DISASTER MITIGATION

### DM1 HURRICANE (WIND, RAIN, STORM SURGE)

#### DM1.1 Safe Room

**Requirement:** Install a safe room constructed in accordance with the guidelines set forth in the NSSA publication: “Building Codes and Storm Shelter Safety.”

**Points:** 2

**Intent:** These shelters are designed to provide near absolute protection from the high winds expected during tornadoes and hurricanes and from associated flying debris, such as wood studs.

**Submittal:** Detailed plans of safe room.

**Resources:** The NSSA publication complete with construction plans, specifications, and cost estimates, is available at [http://www.nssa.cc/PDF%20Files/Building\\_codes\\_and\\_storm\\_shelter\\_safety.pdf](http://www.nssa.cc/PDF%20Files/Building_codes_and_storm_shelter_safety.pdf)

#### DM1.2 Unvented or No Attic

**Requirement:** Home is built with an unvented attic or no attic at all.

**Points:** 2

**Intent:** An unvented attic minimizes the risk of air infiltration, which has been proven to increase the risk of roof uplift during a hurricane. Creating an unvented attic can be achieved by extending a homes air and thermal barrier to the underside of the roof deck creating an attic that is sealed from the outside environment, with no venting. This design also allows all of the HVAC duct systems to be housed in “conditioned” space.

**Submittal:** Photos of attic.

**Resources:** N/A

#### DM1.3 Window and Skylight Protection or Impact Resistant Type

**Requirement:** All windows, skylights, sliding glass doors, and other doors in the home, which are comprised of at least 60% glass, are protected with impact-resistant shutter or screen product.

**Points:** 2

**Intent:** Improve durability and safety of home

**Submittal:** Photos of shutters or window cut sheets.

**Resources:** A list of approved shutter and impact resistant products can be found at [www.buildingcodeonline.com](http://www.buildingcodeonline.com). If unsure whether a particular product is approved, just ask the manufacturer. Strengthening of existing skylights may include repair of surrounding roof.

#### DM1.4 Attached Garage and Exterior Door Protection or Impact Resistant Type

**Requirement:** All exterior doors of the home are protected with a Dade County approved shutter or screen product or are classified by Dade County as impact resistant. At least one door must be impact resistant, and not have a shutter or screen, to provide a means of egress from the house.

**Points:** 1

**Intent:** It is best to have at least two means of egress from the home, which may mean also installing at least one impact resistant window rather than shuttering them all. In addition, all attached garage doors must be classified as impact resistant or be reinforced (braced) according to Dade County specifications. If the home has a detached garage, points are still available for exterior door bracing.

**Submittal:** Photos of shutters or door cut sheets.

**Resources:** N/A

**DM 1.5 Exterior Structures Properly Anchored**

**Requirement:** Exterior structures, such as pool equipment and other pumps, generators, sheds, etc. are properly anchored to a foundation or the building itself. The anchoring must be specified or certified by an engineer (i.e. during wind load calculations).

**Points:** 1

**Intent:** Increase durability of the home.

**Submittal:** Copy of certifications/specifications for the specific anchored structures.

**Resources:** N/A

**DM1.6 Secondary Water Protection Installed on Roof**

**Requirement:** Install secondary water protection on the roof. Secondary water protection can be achieved if the entire roof has self-adhering polymer bitumen roofing underlayment (thin rubber or asphalt sheets with peel and stick underside installed beneath the roof covering and on top of the sheathing). Alternately, joints may be sealed with a self-adhering polyethylene or rubberized asphalt tape that has a minimum width of 6 inches prior to installation of felt or other type of roof underlayment. Roofing felt or similar paper based products alone are not eligible for secondary water resistance points.

**Points:** 2

**Intent:** Wind damage accounts for only a fraction of the destruction in homes hit by hurricanes. The greatest destruction is caused by water infiltration. Should the shingles or other roofing material fail during a hurricane, secondary water protection will offer defense against bulk water intrusion.

**Submittal:** Photos or cut sheets for sealing materials used.

**Resources:** N/A

**DM1.7 Adhesive Applied to Roof**

**Requirement:** Spray-on adhesive with a minimum uplift capacity of 260 psf for a 4x8 ft panel is applied continuously to the underside of the roof sheathing to within at least one foot of the eaves.

**Points:** 2

**Intent:** A spray-on adhesive, when applied to the underside of the roof sheathing from the attic, creates a positive bond between the joists and the sheathing. This step provides added protection from uplift caused by high winds.

**Submittal:** Photos or cut sheet of adhesive used.

**Resources:** N/A

### DM1.8 Comply with Fortified for Safer Living Standards

**Requirement:** Home earns a certification under the Fortified for Safer Living Standard, a program of the Institute for Home and Business Safety.

**Points:** 5

**Intent:** The Institute for Business & Home Safety’s mission is to reduce the social and economic effects of natural disasters and other property losses by conducting research and advocating improved construction, maintenance and preparation practices.

**Submittal:** Required - Copy of certification.

**Resources:** For more information, visit <http://www.ibhs.org/about> .

### DM2 FLOOD

**Requirement:** Incorporate all of the following criteria

1. **Finished floor level at least 12” above 100 yr. flood plain:** The finished floor level must be at least 12” above the 100-year flood plain as determined by the water management district or the local building department.
2. **Bottom of slab or first floor at least 8” above the top of backfilled dirt, graded for proper drainage:** The bottom of the slab (or in the case of a crawlspace, the floor) must be at least 8” above the adjacent dirt level. This strategy may help with flooding and termite inspections. Please check with appropriate civil engineer to verify if this strategy is appropriate for the given foundation and home.
3. **Garage floor and driveway properly sloped to drain out. Garage floor at least 4” lower than living floor:** The garage and driveway must have a slope of 1” per twenty feet minimum, and the average height in the garage must be 4” lower than the lowest location on the first floor.

**Points:** 3

**Intent:** Improve overall durability of the home

**Submittal:** Exterior elevation or survey with clearly dimensioned distance(s), FEMA flood zone information, foundation plans, landscape plans

**Resources:** N/A

### DM1.1 Safe Room

**Requirement:** Install a safe room constructed in accordance with the guidelines set forth in the NSSA publication: “Building Codes and Storm Shelter Safety.”

**Points:** 2

**Intent:** These shelters are designed to provide near absolute protection from the high winds expected during tornadoes and hurricanes and from associated flying debris, such as wood studs.

**Submittal:** Detailed plans of safe room.

**Resources:** The NSSA publication complete with construction plans, specifications, and cost estimates, is available at [http://www.nssa.cc/Publications/Building\\_codes\\_and\\_storm\\_shelter\\_saftey.pdf](http://www.nssa.cc/Publications/Building_codes_and_storm_shelter_saftey.pdf)

### DM3 FIRE

#### DM 3.1 Fire Resistant Design

**Requirement:** Incorporate all of the following criteria

1. **Fire resistant exterior wall cladding:** An exterior cladding other than wood or vinyl must be used on all exterior walls. Examples include stucco, unfinished CBS, brick, aluminum, stone and fiber-cement.
2. **Fire resistant roof covering or sub-roof:** A roof covering other than asphalt shingles or wood shakes must be used on the entire roof. Examples include metal, concrete, fiber-cement, and tile. Credit is also available if the sub-roof (roof deck) is of a fire resistant material, instead of the covering.
3. **Fire resistant soffit and vent material:** A soffit and vent material other than wood or vinyl must be used. When these parts of the home are compromised, embers from nearby fires can enter into the attic. Examples include aluminum and fiber-cement.

**Points:** 3

**Intent:** Improve overall durability of the home

**Submittal:** Photos or material cut sheets.

**Resources:** N/A

### DM 3.2 Fire Sprinkler System

**Requirement:** Install a permitted fire sprinkler system in the home to cover 100% of the living area of the home.

**Points:** 3

**Intent:** Fire sprinklers help mitigate against structure loss due to fire. These systems can reduce or eliminate damaged building components, which, when repaired or replaced, can end up in landfills. Sprinkler systems can help minimize losses to the homeowners, reduce homeowner displacement costs, and reduce homeowner insurance rates.

**Submittal:** Required - Design plan and photos of installed system or copy of signed permit.

**Resources:** <http://www.homefiresprinkler.org/>,  
[http://www.usfa.dhs.gov/citizens/home\\_fire\\_prev/sprinklers/](http://www.usfa.dhs.gov/citizens/home_fire_prev/sprinklers/),  
<http://www.disastersafety.org/>, <http://www.nahb.org/>

### DM4 INSTALLED SURGE SUPPRESSION OR LIGHTNING PROTECTION SYSTEM

**Requirement:** **Lightning Protection:** A lightning protection system must be installed by a UL and LPI (Lighting protection Institute) certified company. The company needs to be listed on the LPI site as a dealer/contractor, not simply as a member.

**Surge Protection System:** The surge protection devices (SPD) that include phone, coax when appropriate, and a whole house protection device installed per manufacturer's instructions either inside or outside where the electrical utility enters the home. The SPD should be stamped with a Universal laboratories (UL) label to verify the unit meets the latest safety standards. If installed outdoors the unit should be Type 1 listed by UL, and if installed indoors the unit should be listed either Type 1 or Type 2.

- **Type 1-** These are permanently connected SPDs intended for installation between the secondary of the service transformer and the line side of the service equipment overcurrent device as well as the load side (including watt-

hour meter adapters). Previously known as surge arresters, these devices are intended to be installed without an external overcurrent protective device.

- **Type 2**-These are permanently connected SPDs intended for installation on the load side of the service equipment overcurrent device, including SPDs located at the branch panel.

**Points:** **1 point for Surge Protection**

**2 Points for Lightning Protection**

**Intent:** Florida is the lightning capital of the US. The number one cause of house fires in our state is lightning. The cost of a lightning protection system can be less than an LCD TV and increases the home's protection from wildfires and reduces the amount of damaged electronic equipment ending up in the landfill. No electrical protection system is considered 100% effective; however, a lightning protection system can stop a direct hit, making it the most effective form of fire and electrical protection.

Although a thorough surge protection system that includes phone, coax when appropriate, and a whole house protection device does not provide the same degree of defense as a lightning protection system, it can stop some damage to household appliances, etc.

**Submittal:** Photos or material cut sheets.

**Resources:** N/A

## DM5 TERMITES

**Requirement:** Implement one of the following (DM5.1, DM 5.2, or DM 5.3)

**AND**

Meet the following 3 requisites (from other areas of the checklist)

- Seal slab penetrations (Category 5: Health/Moisture Control)
- Plants/turf minimum of 2 feet from foundation (Category 6: Materials/Durability)
- Sprinklers and emitters are 2 feet from the house (Category 6: Materials/Durability)

**Points:** **10 points for DM5.1 and co requisites OR**

**10 points for DM5.2 and co requisites OR**

**12 points for DM5.3 and co requisites**

**Intent:** Improve durability of the home

**Submittal:** Required - Details of foundation protection, alternative methods used, or detailed plans, showing construction materials and materials list.

**Resources:** N/A

### DM5.1 Chemical Soil Treatment Used

**Requirement:** Incorporating the following requirements

- **Exterior cladding installed to prohibit intrusion:** The exterior cladding of the home must terminate at least 8" above grade. This will help prevent termites from entering the home undetected.
- **Rain gutters installed or meet the "Large Overhangs" requisite under Materials/Durability:** Rain gutters must be installed to collect water from all roof slopes and carry it away from the building foundation. Alternatively, credit can be

obtained for incorporating the “Large Overhangs” criteria listed under Materials/Durability. Keeping moisture away from the foundation discourages termite nesting in that vicinity.

- **If present, downspouts must discharge 3 or more feet from building:** If rain gutters have been installed, the downspouts must discharge 3 or more feet from the building to keep moisture away from the building’s foundation.
- **Water from irrigation system shown not to hit the building:** If installed, irrigation/sprinkler system located 2 or more feet from building, water shown not to hit building while operating: This criterion will again reduce moisture levels near the building foundation, discouraging termites from nesting there.
- **Condensate line(s) are located 5 or more feet from dryer vent:** High humidity, temperature and moisture all contribute to potential termite infestation. By keeping condensate lines and dryer vents apart, the likelihood of termite problems may be decreased.
- **Damage replacement warranty issued and available for annual renewal:** Florida law requires that a contract be issued whenever a termite treatment is conducted. A "full" or "unlimited" warranty requires the pest control company to restore any property damaged by wood-destroying organisms during a specified period after the treatment. Generally, for this to be in effect with new construction, the first warranty issued (with the pre-construction treatment) must be a full or unlimited warranty that can be renewed by the homeowner. The duration of post-construction contracts and warranties can vary from one year to five years depending on the policy of the pest control company. Normally, the annual renewal fee will remain the same during the term of the contract. If a "limited" guarantee or warranty is issued, the pest control company promises only to provide additional treatment if an infestation occurs during a specified period after treatment. A full or unlimited warranty is required for this credit.

OR

**DM5.2 Chemical Soil Treatment Avoided**

**Requirement:** Avoid the pretreatment of soil with Chemicals

**AND**

Alternative Florida Building Code approved method of foundation protection employed.

OR

**DM5.3 All Wood Products Serving Structural AND Wood Serving Exterior Finish Purposes Are Borate or ACQ Treated**

**Requirement:** Avoid the pretreatment of soil with Chemicals

**AND**

The total surface area of all structural wood components in the home are borate or ACQ treated to increase resistance from drywood as well as subterranean termites.

**Intent:** Florida is one of a handful of states where drywood as well as subterranean termites are an issue. Drywood termites fly and most frequently enter the attic. These insects go undetected until the infestation and damage is significant. Tenting the home and introducing the only insecticide still on the market that will kill humans and animals is the

**current method for dealing with the problem. Speculation within the termite industry suggests this highly toxic insecticide will eventually be eliminated. The best way to deal with drywood termites is prevention via construction with products that are not a food source and/or products that are treated with a termite inhibitor.**

**DM5.4 Borate Treated Insulation**

**Requirement:** 80% of the cellulose insulation in walls, ceilings, and floors to be borate-treated.

**Points:** **1 Intent:** Provide additional termite barrier to homes built with wood products, especially trusses, without having to treat all the wood.

**Submittal:** **Required – Photo of packaging or copy of invoice with cut sheet.**

**Resources:** N/A

## CATEGORY 8: GENERAL

There are a variety of items that either do not apply to any one category or apply across many categories. These points have been grouped under this category

### G1 SMALL HOUSE CREDIT

#### G1.1 Conditioned House Size

**Requirement:** Build a small efficient home

**Points:** FGBC awards 0 – 40 points based on the following table.

Conditioned House Size (square feet)	Points
< 1000	40
1000 - 1099	36
1100 -1199	32
1200 - 1299	28
1300 - 1399	24
1400 - 1499	20
1500 - 1599	16
1600 - 1699	12
1700 - 1799	8
1800 - 1899	4

**Intent:** Small homes use less material for construction, less energy for heating and cooling, and occupy a smaller footprint than similar larger homes.

**Submittal:** Indication of home’s square footage.

**Resources:** N/A

### G2 ADAPTABILITY

#### G2.1 Roof Trusses Designed for Addition

**Requirement:** Roof trusses designed in such a way that a room can be added to the attic space. To qualify for the two points, minimum room size must be 100 square feet with an average finished height of at least seven feet.

**Points:** 2

**Intent:** Allow homes to grow and adapt with family needs, modifying an existing home uses less resources than building a new bigger home.

**Submittal:** Photo or detailed plans.

**Resources:** N/A



## **G2.2 Unfinished Rooms**

**Requirement:** Home design includes a minimum of 100 square feet of unconditioned, unfinished space that is built such that it can easily be finished later.

**Points:** **1 point for 100 – 100 SF**  
**2 points for 200 SF or more**

**Intent:** Allow homes to grow and adapt with family needs, modifying an existing home uses less resources than building a new bigger home.

**Submittal:** Photo or detailed plans.

**Resources:** N/A

## **G2.3 Install A Minimum of 2 Upgraded Automation Systems**

**Requirement:** Home must have a minimum of 2 upgraded automation systems installed. Systems such as web accessed lighting, mechanical systems, or other systems that allow remote access and control of home systems.

**Points:** **1**

**Intent:** Improve controllability and efficiency of the home.

**Submittal:** Photo or detailed plans.

**Resources:** N/A

## **G3 RENEWABLE POWER GENERATION**

### **G3.1 Reduce Peak Demand or Annual Load**

**Requirement:** Install a minimum of 2KW of renewable power systems (photovoltaic's, fuel cell, micro turbine, geothermal power systems, etc) at the site that meet loads not specifically described and credited under different categories (e.g., outside lighting, pool prerequisite).

**Points:** **1 point for each 2 KW (max 5 points)**

**Intent:** Reduce demand on fossil fuels

**Submittal:** **Required - Spec sheet of system size and usage.**

**Resources:** N/A

## **G4 REMODEL – CREDITS 4.1 – 4.5 ARE ONLY AVAILABLE FOR EXISTING HOMES**

Credit G4.1 through G4.4 are only available to projects involving remodeling of an existing structure and **MUST** be implemented.

### **G4.1 Remodeling of an Existing Structure**

**Requirement:** Home must be at least 12 months old and achieve a HERS Index of 80 or below.

**Points:** **10**

**Intent:** Anyone who performs remodeling is saving resources by not building new and by overcoming barriers put in place many years before.

**Submittal:** **Required - Proof of age of home such as property appraiser report and signed HERS rating guide.**

**Resources:** N/A



**G4.2 Toilets 1.6 gpf & Showers 2.5 gpm or Less**

**Requirement:** In home older than 1992 all toilets must be 1.6 gallons per flush or less, and all showerheads must be 2.5 gallons per minute or less. – note additional points are available in the water section is lower flow fixtures are installed.

**Points:** 3

**Intent:** Reduce home water consumption

**Submittal:** Manufacturers specs.

**Resources:** N/A

**G4.3 Upgraded Irrigation System**

**Requirement:** If the home has an installed existing irrigation system the system must be upgraded to include a rain sensor, timer based controller, and code irrigation heads.

**Points:** 2

**Intent:** Reduce water consumption of the home

**Submittal:** Manufacturers specs.

**Resources:** N/A

**G4.4 Existing Homes with Pools – Upgrade Pump to Variable Speed or Dual Speed**

**Requirement:** Any pool pump that is  $\geq 1$  hp and is  $\geq 7$  years old MUST, at a minimum, update their motor to a dual speed motor with the same flow rate. (Replacement of the pump is not required).

**Points:** 2

**Intent:** New pool code effective January 1, 2011 require that a homeowner making any change to pool equipment is required to bring the entire system up to code. Reduce water and energy consumption from the use of a pool.

**Submittal:** Manufacturers specs.

**Resources:** N/A

**G4.5 Improve Roof to Wall Connections**

**Requirement:** Home must have roof-to-wall connections upgraded to code minimum in instances where the majority of trusses (1.) are toe-nailed to top plate (frame walls), OR (2.) have

hurricane clips missing (frame or masonry walls), OR (3.) have hurricane single / double straps with more than 1 inch space between truss and bond beam (masonry walls).

**Points:** 2

**Intent:** Strengthening the roof-to-wall connection lowers home insurance premiums and prevents roof detachment in hurricane/high winds leading to destruction of home. Unfortunately, this mitigation is only mandated by FBC if the house undergoing re-roofing is valued more than \$300,000.

**Submittal:** N/A

**Resources:** MySafeFloridaHome.com

## **G5 ADDITIONAL CREDITS**

### **G5.1 Home Builder/Designer/Architect/Landscape Architect Member of FGBC**

**Requirement:** Design/construction team are members of FGBC, the Certifying Agent(s) cannot be counted

**Points:** 1 point for each member (2 points max).

**Intent:** FGBC members are aware of a variety of issues and solutions to problems that may occur in building green.

**Submittal:** Names of persons on the construction team that are FGBC members.

**Resources:** N/A

### **G5.2 Homeowner's Manual Given to Homeowner**

**Requirement:** Homeowner has received a manual that includes the 3 co-requisite items plus 4 additional items from the following list.

**Requisites:**

- Green certificate
- List of green features included in the home. This list can be their final checklist
- Provide green lifestyle tips for water and energy conservation as well as improved indoor air quality contributing to:
  - Reduced operating cost of the house
  - Environmental benefits
  - A healthier indoor environment for the occupants

**Plus select at least 4 of the following:**

- Information on Energy Star appliances
- Product manufacturer manuals for installed major equipment, fixtures, and appliances.
- An explanation of green features and products included in the home along with the benefits of each.
- Offer an explanation of energy-efficient lighting options included in the home, how to select the proper bulbs, and where to purchase replacement bulbs.
- Directions to local transportation options and bike/walking trails
- Outline of household recycling opportunities offered by the county or city
- A photo or video record taken just prior to insulation, showing installed mechanical, wiring, and plumbing in the walls and ceilings.

- Maintenance checklist
- Evacuation routes
- Hurricane preparedness instructions
- Shelter locations indicating those that take animals
- Landscape plan including care and feeding of the installed plants
- List of turf maintenance companies offering natural, non-chemical care options.
- List of local organizations / companies that recycle various products such as used tennis shoes, computers, batteries, paint, eye glasses, cell phones/small electronics, etc.

**Points:** 2

**Intent:** The homeowner’s manual is designed to help the new owner understand the benefits of a green home, how to operate the house, and how to take care of the landscape,

**Submittal:** Copy of homeowner’s manual Table of Contents

**Resources:** N/A

**G5.3 Training Provided to Homeowner**

**Requirement:** Providing a homeowner with “green maintenance” training lasting at least 1 hour. Builder must have an established procedure, completed by a knowledgeable jobsite superintendent, sales representative, customer service individual, or other appropriate individual. The training may be any combination of office instructions or home walk through hands on training.

**Points:** 2

**Intent:** Providing onsite training to the homeowner will help them understand how to operate the house and take care of the landscape so that the intended benefits of a green home are realized for the customer and the earth.

**Submittal:** Location of training, point of contact for the homeowner (warranty, subcontractor, and vendor information if applicable), length of training, and list of home features that are covered in the training.

**Resources:** N/A

**G5.4 Plan for Edible Landscape/Food Garden**

**Requirement:** A minimum of 50 square feet is dedicated to edible landscape plants. The 50 sq ft can be a combination of garden space, area under fruit/nut tree drip lines, and shrubs. To estimate area under tree drip line, measure the distance from the outer leaves to the trunk. This is the radius of the tree. For immature trees, use the 1/5 of the mature tree radius (1/2 the published diameter or “width” as given in plant directories). This is the effective radius. Then calculate the area using the actual radius or the effective radius, whichever is greater:

$$\text{Area under tree} = 3.1413 \times \text{radius} \times \text{radius}$$

Homeowner also must be in possession of, or receive at closing, a one-page handout on growing fruit/vegetables organically, available from the local extension service or other suitable source, in order to claim credit.

**Points:** 1

**Intent:** Homeowner food production is often organic, requiring less fertilizer and pesticide use, and is free from pollution associated with transporting the produce.

**Submittal:** Landscaping plan, copy of handout.

**Resources:** N/A



### **G5.5**      **Guaranteed Energy Bills**

**Requirement:** Home must have its energy bills guaranteed by the builder or another entity not to exceed a maximum amount for at least two years.

**Points:**            **2**

**Intent:** In most guarantee programs, the entity guaranteeing the bills agrees to pay the difference for any energy bill that exceeds the predetermined maximum amount.

**Submittal:** Copy of written guarantee.

**Resources:** N/A

### **G5.6**      **Innovative Credits**

**Requirement:** Submit written explanation of environmental contribution that deserves credit and credit being requested.

**Points:**            **up to 5**

**Intent:** To reward builders, homeowners, and project team for innovative thinking

**Submittal:** **Required - completed Green Home Standard Modification Request Form for each innovative credit request.**

**Resources:** N/A