ENERGY STAR Qualified Homes, Version 3.1 (Rev. 01) Program Requirements for the State of Florida

This Reference Design may only be used in the State of Florida

Qualifying Homes

To earn the ENERGY STAR under the Version 3.1 Guidelines, homes must be one of the following:

- Single family homes; OR
- Units in any multifamily building with 4 units or fewer; OR
- Units in multifamily buildings with 3 stories or fewer above-grade[1,2]; OR
- Units in multifamily buildings with 4 or 5 stories above-grade[1,2] that have their own heating, cooling, and hot water systems[3], separate from other units, and where dwelling units occupy 80% or more of the occupiable[2] square footage of the building.[4] When evaluating mixed–use buildings for eligibility, exclude commercial / retail space when assessing whether the 80% threshold has been met.

Units in multifamily buildings that are not eligible for the ENERGY STAR through the New Homes Program may be eligible to qualify through the Multifamily High Rise Program.

Homes may earn the ENERGY STAR using the following ENERGY STAR Prescriptive Path or Performance Path in the State of Florida. Note that compliance with these guidelines is not intended to imply compliance with all local code requirements that may be applicable to the home to be built.[5]

ENERGY STAR Prescriptive Path for Florida

The Prescriptive Path provides a single set of measures that can be used to construct an ENERGY STAR qualified home. Modeling is not required; however, no tradeoffs are allowed. Follow these steps to use the Prescriptive Path:

1. First, assess the eligibility to follow the Prescriptive Path by comparing the conditioned floor area (CFA) of the home to be built to the CFA of the Benchmark Home as specified in Exhibit 3.[6] For the purposes of this step, calculate the number of bedrooms and the CFA of the home to be built using RESNET standards with the following exception: floor area in basements with at least half of the gross surface area of the basement's exterior walls below grade shall not be counted.[7] If the CFA of the home to be built exceeds the CFA of the Benchmark Home, then the Performance Path shall be used.

   If a home has zero bedrooms with regard to the Benchmark Home Size determination, then the Benchmark Home Size for one bedroom shall be used.
2. If the home to be built is eligible to follow the Prescriptive Path, build the home using all requirements of the ENERGY STAR Reference Design, Exhibit 1, and the Mandatory Requirements for All Qualified Homes, Exhibit 2.
3. Using a Rater, verify that all requirements have been met in accordance with the Mandatory Requirements for All Qualified Homes and with RESNET's On-Site Inspection Procedures for Minimum Rated Features.[8]

ENERGY STAR Performance Path for Florida

The Performance Path provides flexibility to select a custom combination of measures for each home that is equivalent in performance to the minimum requirements of the ENERGY STAR Reference Design Home, Exhibit 1[9]. Equivalent performance is assessed through energy modeling. Follow the steps below to use the Performance Path:

1. Determine the ENERGY STAR HERS Index Target, which is the highest numerical HERS Index value that each rated home may achieve to earn the ENERGY STAR. This target shall be specifically determined for each rated home by following the steps outlined in the document, "ENERGY STAR Qualified Homes, v3.1 (Rev 01) HERS Index Target Procedure for the State of Florida", available on EPA's Web site. This procedure defines how to configure the ENERGY STAR Reference Design Home and calculate its associated HERS Index value and then how to apply the appropriate Size Adjustment Factor to determine the ENERGY STAR HERS Index Target.

   Note that this process shall be completed manually by a Rater until a version of the RESNET-accredited software program used by the Rater becomes available that automatically configures the ENERGY STAR Reference Design, calculates its associated HERS Index value, and then applies the appropriate Size Adjustment Factor to determine the ENERGY STAR HERS Index Target. Upon release of such a version, Raters using that software program shall have 60 days to begin all new ratings with this updated version.
2. Using the same RESNET-accredited Home Energy Rating software program, configure the preferred set of energy measures for the rated home and verify that the resulting HERS Index meets or exceeds the ENERGY STAR HERS Index Target, as determined in Step 1. Note that, regardless of the measures selected, Mandatory Requirements for All Qualified Homes in Exhibit 2 are also required. Also note that Items 1.2 and 2.1 of the Thermal Enclosure System Rater checklist require that all insulation, windows, doors, and skylights meet or exceed 2009 IECC requirements.[10,11,12]

   Furthermore, on-site power generation may only be used to meet the ENERGY STAR HERS Index Target for homes that are larger than the Benchmark Home and only for the incremental change in ENERGY STAR HERS Index Target caused by the Size Adjustment Factor, as outlined in the ENERGY STAR Qualified Homes, v3.1, HERS Index Target Procedure for the State of Florida.
3. Construct the home using measures selected in Step 2 and the Mandatory Requirements for All Qualified Homes, Exhibit 2.
4. Using a Rater, verify that all requirements have been met in accordance with the Mandatory Requirements for All Qualified Homes and with RESNET's On-Site Inspection Procedures for Minimum Rated Features.[8]

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Exhibit 1: ENERGY STAR Reference Design

Home Address:_____City:_____State:_____

	Inspection Guidelines	Rater Verified	Must Correct	NA
Benchmark Home Size	Home Size (ft^2) ≤ Benchmark Home Size (ft^2) # BR: _____ Home Size (ft^2): _____ Benchmark Home Size (ft^2): _____	☐	-	-
Cooling Equipment [14]	Cooling equipment, where provided, meets one of the options below (check one): ☐ ≥ 15 SEER A/C ☐ Heat pump (See Heating Equipment)	☐	☐	☐
Heating Equipment [14]	Heating equipment meets one of the options below (check one): ☐ ≥ 80 AFUE gas furnace ☐ ≥ 80 AFUE oil furnace ☐ ≥ 80 AFUE boiler ☑ ≥ 8.2 HSPF / 15 SEER / 12 EER ENERGY STAR qualified air-source heat pump with electric backup or ENERGY STAR qualified dual-fuel backup ☐ Ground source heat pump, any product type, ENERGY STAR qualified [15]	☐	☐	☐
Envelope	Radiant barrier or ENERGY STAR qualified roof product.[16]	☐	☐	☐
	Infiltration rate ≤ 5 ACH50 [17]	☐	☐	☐
	Insulation achieves Grade I installation per RESNET standards.[11]	☑	☑	☐
	Ceiling insulation ≥ 30 R-Value [10]	☐	☐	☐
	Wall insulation ≥ 13 R-Value or ≥ 6 / 7.8 R-Value for mass walls, where the second R-value for mass walls applies when more than half the insulation is on the interior of the mass wall [10]	☐	☐	☐
	Floor insulation over unconditioned space ≥ 13 R-Value [10]	☐	☐	☐
Windows & Doors [12,18]	Windows: ≤ 0.65 U-Value; ≤ 0.27 SHGC	☐	☐	☐
	Skylights: ≤ 0.75 U-Value; ≤ 0.30 SHGC	☐	☐	☐
	If total window-to-floor area ≥ 15%, then U-values or SHGCs adjusted as outlined in Footnote 18.	☐	☐	☐
	Door U-Value: Opaque: ≤ 0.21 ≤½ lite: ≤ 0.27 >½ lite: ≤ 0.32	☐	☐	☐
	Door SHGC: Opaque: No Rating ≤½ lite: ≤ 0.30 >½ lite: ≤ 0.30	☐	☐	☐
Water Heater	Energy Factor (EF) meets the requirements based upon fuel type and tank size.[19] Fuel Type: ☐ Gas ☐ Elec ☐ Oil Tank Size (gal.): _____ Req. EF: ____	☐	☐	☐
Thermostat & Ductwork	Programmable thermostat installed unless thermostat controls a zone with electric radiant heat, for which a manual thermostat is allowed.[20]	☐	☐	☐
	All ducts and air handlers located in conditioned space.	☐	☐	☐
	Total duct leakage ≤ 6 CFM25 per 100 sq. ft. of CFA.[21, 22]	☐	☐	☐
Lighting & Appliances	ENERGY STAR qualified refrigerators, dishwashers, ceiling fans, exhaust fans.[23]	☐	☐	☐
	ENERGY STAR qualified CFLs or pin-based lighting in 80% of fixtures.[24]	☐	☐	☐

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Mandatory Requirements for All ENERGY STAR Qualified Homes

As noted in the Performance Path and the Prescriptive Path, all ENERGY STAR qualified new homes must meet the requirements of the checklists in Exhibit 2.

Exhibit 2: Mandatory Requirements for All Qualified Homes

Area of Improvement	Mandatory Requirements
1. Thermal Enclosure System	• Completed Thermal Enclosure System Rater Checklist
2. Heating, Ventilation, & Air Conditioning (HVAC) System	• Completed HVAC System Quality Installation Contractor Checklist • Completed HVAC System Quality Installation Rater Checklist
3. Water Management System	• Completed Water Management System Builder Checklist (or Indoor airPLUS Verification Checklist) [25]

Exhibit 3: Benchmark Home [6]

Bedrooms in Home to be Built	1	2	3	4	5	6	7	8
Conditioned Floor Area Benchmark Home	1,000	1,600	2,200	2,800	3,400	4,000	4,600	5,200

Effective Date

Use Exhibit 4, below, to determine the version of the guidelines that may be used to earn the ENERGY STAR for New Homes.

Exhibit 4: ENERGY STAR New Homes Implementation Schedule for Florida

Version # [1]	Applicable to Homes with the Following Permit Date [2]	Version Description
Florida Interim Guidelines	Before 04/01/2011	HERS Index ≤ HERS 77 or Florida Builder Option Package. Thermal Bypass Checklist enforced.
Version 2.5 [3]	04/01/2011 to 12/31/2011	HERS Index ≤ HERS 77 or Florida Builder Option Package. Air Barriers and Air Sealing sections of Thermal Enclosure System Rater Checklist enforced; all other checklists from Version 3 of the national program completed but not enforced.
Version 3 [4]	01/01/2012 to 06/30/2012	HERS Index ≤ HERS 77 or Florida Builder Option Package. All checklists from Version 3 of the national program completed & enforced.
Version 3.1	07/01/2012	Version 3.1 Florida ENERGY STAR Reference Design. All checklists from Version 3 of the national program completed & enforced.

1. All low-income projects financed through low-income housing agencies may earn the ENERGY STAR under the current Interim Florida guidelines until January 1, 2013 as long as the application for funding for those homes was received by the low-income housing agency before April 1, 2011 and the housing project includes at least one unit reserved for low-income tenants. If the application for funding is received between April 1, 2011 and December 31, 2011, then the homes must earn the ENERGY STAR under the FL Version 2.5 guidelines, and under the Version 3 guidelines if application for funding is received between January 1, 2012 and June 30, 2012. If the application for funding is received on or after July 1, 2012 then the homes must earn the ENERGY STAR under the Version 3.1 guidelines.
2. The Rater may define the 'permit date' as either the date that the permit was issued or the date of the contract on the home. In cases were permit or contract dates are not available, Providers have discretion to estimate permit dates based on other construction schedule factors. These assumptions should be both defensible and documented.
3. Homes can be qualified under the Version 2.5 guidelines in advance of the dates above at the discretion of builders and their raters. However, homes may not be qualified as Version 3 until January 1, 2012.
4. Where a utility or state sponsor is mandating or incentivizing early adoption of Version 3 in their area, EPA will allow the labeling of ENERGY STAR Version 3 prior to July 1, 2012 on a pilot program basis, provided that the sponsor meets certain requirements.

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Notes (Unless specified otherwise, notes shall apply to both prescriptive and performance paths):

1. Any above-grade story with 20% or more occupiable space, including commercial space, shall be counted towards the total number of stories for the purpose of determining eligibility to participate in the program. The definition of an 'above-grade story' is one for which more than half of the gross surface area of the exterior walls is above-grade. All below-grade stories, regardless of type, shall not be included when evaluating eligibility.

2. Per ASHRAE 62.2-2010, occupiable space is any enclosed space inside the pressure boundary and intended for human activities or continual human occupancy, including, but not limited to, areas used for living, sleeping, dining, and cooking, toilets, closets, halls, storage and utility areas, and laundry areas.

3. Central systems for domestic hot water are allowed if solar energy provides at least 50% of the domestic hot water needs for the residential units.

4. Units in multifamily buildings with 4 or 5 stories above-grade, including mixed–use buildings, that have their own heating, cooling, and hot water systems, separate from other units, *but where dwelling units occupy less than 80%* of the residential (i.e., excluding commercial / retail space for mixed-use buildings) occupiable square footage of the building may qualify for the ENERGY STAR through either the New Homes Program or the Multifamily High Rise Program if permitted prior to July 1, 2012. Units in buildings of this type that are permitted after this date shall only be eligible to earn the ENERGY STAR through the Multifamily High Rise (MFHR) Program.

5. Where requirements of the local codes, manufacturers' installation instructions, engineering documents, or regional ENERGY STAR programs overlap with the requirements of these guidelines, EPA offers the following guidance:
   a. In cases where the overlapping requirements exceed the ENERGY STAR guidelines, these overlapping requirements shall be met;
   b. In cases where overlapping requirements conflict with a requirement of these ENERGY STAR guidelines (e.g., slab insulation is prohibited to allow visual access for termite inspections), then the conflicting requirement within these guidelines shall not be met. Qualification shall only be allowed if the Rater has determined that no equivalent option is available that could meet the intent of the conflicting requirement of these ENERGY STAR guidelines (e.g., switching from exterior to interior slab edge insulation).

6. The average-size home with a specific number of bedrooms is termed the "Benchmark Home". The conditioned floor area of a Benchmark Home (CFA Benchmark Home) is determined by selecting the appropriate value from Exhibit 3. For homes with more than 8 bedrooms, the CFA Benchmark Home shall be determined by multiplying 600 sq. ft. times the total number of bedrooms and adding 400 sq. ft.

   Example: CFA Benchmark Home for a 10 bedroom home = (600 sq. ft. x 10) + 400 sq. ft. = 6,400 sq. ft.

   A bedroom is defined by RESNET as a room or space 70 sq. ft. or greater size, with egress window and closet, used or intended to be used for sleeping. A "den", "library", or "home office" with a closet, egress window, and 70 sq. ft. or greater size or other similar rooms shall count as a bedroom, but living rooms and foyers shall not.

   An egress window, as defined in IRC section R310, shall refer to any operable window that provides for a means of escape and access for rescue in the event of an emergency. The egress window definition has been summarized for convenience. The egress window shall:

   - have a sill height of not more than 44 inches above the floor; AND
   - have a minimum net clear opening of 5.7 sq. ft.; AND
   - have a minimum net clear opening height of 24 in.; AND
   - have a minimum net clear opening width of 20 in.; AND
   - be operational from the inside of the room without the use of keys, tools or special knowledge.

7. To determine whether at least half of the basement wall area is below grade, use the gross surface area of the walls that are in contact with either the ground or ambient outdoor air, measured from the basement floor to the bottom of the basement ceiling framing (e.g., the bottom of the joists for the floor above). Exclude the area of all common walls in the basement. If, as a result of this policy, a home has zero applicable bedrooms with regard to the Benchmark Home Size determination, then the Benchmark Home Size for one bedroom shall be used. Note that the exception regarding the floor area in basements is only for the purpose of determining a home's Benchmark Home Size, Size Adjustment Factor, and eligibility to use the Prescriptive Path. The full conditioned floor area and number of bedrooms, per RESNET's standards, should be used when rating the home (e.g., determining compliance with duct leakage requirements).

8. The term "Rater" refers to the person completing the third-party inspections required for qualification. This party may be a certified Home Energy Rater, a certified Rating Field Inspector, BOP Inspector, or an equivalent designation as determined by a Verification Oversight Organization such as RESNET.

9. *For Performance Path:* For a complete definition of the ENERGY STAR Reference Design to be used when determining the ENERGY STAR HERS Index Target under the Performance Path, see the document titled "ENERGY STAR Qualified Homes, v3.1 HERS Index Target Procedure for the State of Florida" located on EPA's Web site.

10. Insulation levels in a home shall meet or exceed the component insulation requirements in the 2009 IECC - Table 402.1.1. The following exceptions apply:

    a. Steel-frame ceilings, walls, and floors shall meet the insulation requirements of the 2009 IECC – Table 402.2.5. In CZ 1 and 2, the continuous insulation requirements in this table shall be permitted to be reduced to R-3 for steel-frame wall assemblies with studs spaced at 24 in. on center. This exception shall not apply if the alternative calculations in d) are used;

    b. For ceilings with attic spaces, R-30 shall satisfy the requirement for R-38 and R-38 shall satisfy the requirement for R-49 wherever the full height of uncompressed insulation at the lower R-value extends over the wall top plate at the eaves. This exemption shall not apply if the alternative calculations in d) are used;

    c. For ceilings without attic spaces, R-30 shall satisfy the requirement for any required value above R-30 if the design of the roof / ceiling assembly does not provide sufficient space for the required insulation value. This exemption shall be limited to 500 sq. ft. or 20% of the total insulated ceiling area, whichever is less. This exemption shall not apply if the alternative calculations in d) are used;

    d. An alternative equivalent U-factor or total UA calculation may also be used to demonstrate compliance, as follows:

       An assembly with a U-factor equal or less than specified in 2009 IECC Table 402.1.3 complies.

       A total building thermal envelope UA that is less than or equal to the total UA resulting from the U-factors in Table 402.1.3 also complies. The insulation levels of all non-fenestration components (i.e., ceilings, walls, floors, and slabs) can be traded off using the UA approach under both the Prescriptive and the Performance Path. Note that fenestration products (i.e., windows, skylights, doors) shall not be included in this calculation. Also, note that while ceiling and slab insulation can be included in trade-off calculations, the R-value must meet or exceed the minimum values listed in items 4.1 through 4.3 of the Thermal Enclosure System Rater Checklist to provide an effective thermal break, regardless of the UA tradeoffs calculated. The UA calculation shall be done using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. The calculation for a steel-frame envelope assembly shall use the ASHRAE zone method or a method providing equivalent results, and not a series-parallel path calculation method.

11. Insulation shall be verified by a Rater to achieve Grade I installation as defined in the RESNET Standards, except for ceiling, wall, and floor assemblies with continuous rigid insulation sheathing. For such homes, Grade II installation is acceptable for the cavity insulation only if the rigid insulation sheathing meets or exceeds the following levels: R-3 in Climate Zones 1 to 4; R-5 in Zones 5 to 8.

12. *For Prescriptive Path:* All windows, doors, and skylights shall meet or exceed ENERGY STAR Program Requirements for Residential Windows, Doors, and Skylights – Version 5.0 as outlined at www.energystar.gov/windows. *For Performance Path:* All windows, doors and skylights shall meet or exceed the component U-factor and SHGC requirements specified in the 2009 IECC – Table 402.1.1. If no NFRC rating is noted on the window or in product literature (e.g., for site-built fenestration), select the U-factor and SHGC value from tables 4 and 14, respectively, in 2005 ASHRAE Fundamentals, Chapter 31. Select the highest U-factor and SHGC value among the values listed for the known window characteristics (e.g., frame type, number of panes, glass color, and presence of low-e coating) Note that the U-factor requirement applies to all fenestration while the SHGC only applies to the glazed portion. The following exceptions apply:

    a. An area-weighted average of fenestration products shall be permitted to satisfy the U-factor requirements;

    b. An area-weighted average of fenestration products more than 50% glazed shall be permitted to satisfy the SHGC requirements;

    c. 15 square feet of glazed fenestration per dwelling unit shall be exempt from the U-factor and SHGC requirements, and shall be excluded from area-weighted averages calculated using a) and b), above;

    d. One side-hinged opaque door assembly up to 24 square feet in area shall be exempt from the U-factor requirements and shall be excluded from area-weighted averages calculated using a) and b), above;

    e. Fenestration utilized as part of a passive solar design shall be exempt from the U-factor and SHGC requirements, and shall be excluded from area-weighted averages calculated using a) and b), above. Exempt windows shall be facing within 45 degrees of true south and directly coupled to thermal storage mass that has a heat capacity > 20 btu/ft^{3}x^{o}F and provided in a ratio of at least 3 sq. ft. per sq. ft. of south facing fenestration. Generally, thermal mass materials will be at least 2" thick.

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13. The Rater may define the 'permit date' as either the date that the permit was issued or the date of the contract on the home. In cases were permit or contract dates are not available, Providers have discretion to estimate permit dates based on other construction schedule factors. These assumptions should be both defensible and documented.

14. *For Prescriptive Path:* Where ENERGY STAR qualified heating or cooling systems are required, all installed equipment of that system type must be ENERGY STAR qualified.

15. *For Prescriptive Path:* The following efficiency levels shall be used based on ground-source heat pump product type:
    - Closed Loop Water-to-Air: ≥ 3.5 COP / 16.1 EER
    - Open Loop Water-to-Air: ≥ 3.8 COP / 18.2 EER
    - Direct Geo-Exchange (DGX): ≥ 3.6 COP / 16 EER
    - Closed Loop Water-to-Water: ≥ 3.0 COP / 15.1 EER
    - Open Loop Water-to-Water: ≥ 3.4 COP / 19.1 EER

16. Any radiant barrier with a minimum initial reflectance of 0.90 and maximum initial emittance of 0.10 meets the requirement for a radiant barrier.

17. Envelope leakage shall be determined by a Rater using a RESNET-approved testing protocol.

18. *For Prescriptive Path:* All decorative glass and skylight window areas count toward the total window area to above-grade conditioned floor area (WFA) ratio. For homes using the Prescriptive Path that have a WFA ratio >15%, an improved window SHGC is required and is determined by:

    Improved SHGC = [0.15 / WFA] x [ENERGY STAR SHGC]

    Where the ENERGY STAR SHGC is the maximum allowable SHGC in Exhibit 1, ENERGY STAR Reference Design.

19. *For Prescriptive Path:* To determine domestic hot water (DHW) EF requirements for additional tank sizes, use the following equations: Gas DHW EF ≥ 0.69 - (0.002 x Tank Gallon Capacity); Electric DHW EF ≥ 0.97 - (0.001 x Tank Gallon Capacity); Oil DHW EF ≥0.61 - (0.002 x Tank Gallon Capacity). The minimum efficiency for instantaneous water heaters shall be determined using the above equations and assuming a 1 gallon capacity.

    Water heater systems that are integrated with a space-heating boiler may be used in place of a stand-alone system. However, an integrated indirect storage system shall be used rather than an integrated tankless coil system.

20. For homes with heat pumps, the thermostat shall have 'Adaptive Recovery' technology to prevent the excessive use of electric back-up heating.

21. Duct leakage shall be determined and documented by a Rater using a RESNET-approved testing protocol only after all components of the system have been installed (e.g., air handler and register grilles). Leakage limits shall be assessed on a per-system, rather than per-home, basis. Testing of duct leakage to the outside can be waived if all ducts & air handling equipment are located within the home's air and thermal barriers AND envelope leakage has been tested to be less than or equal to half of the Prescriptive Path infiltration limit for the Climate Zone where the home is to be built.

22. For all homes that have less than 1,200 sq ft of conditioned floor area (CFA), total measured duct leakage shall be ≤ 8 CFM25 per 100 sq. ft. of CFA.

23. *For Prescriptive Path:* All exhaust fans shall be ENERGY STAR qualified, except in half bathrooms. A half bathroom is any bathroom that does not contain a bathtub, shower, spa, or similar source of moisture.

24. *For Prescriptive Path:* The ENERGY STAR Advanced Lighting Package (ALP), which requires a minimum of 60% ENERGY STAR qualified hard-wired fixtures and 100% ENERGY STAR qualified ceiling fans, where installed, may also be used to comply with the lighting requirements.

25. A completed and signed Indoor airPLUS Verification Checklist may be submitted in lieu of the Water Management System checklists. Indoor airPLUS is a complimentary EPA label recognizing new homes equipped with a comprehensive set of Indoor Air Quality (IAQ) features. Indoor airPLUS verification can be completed by a Rater during the ENERGY STAR verification process. For more information, see www.epa.gov/indoorairplus.