

Year 11 BPAS



2709 STAPLES AVENUE
1 AFFORDABLE-RATE UNIT



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

(YEAR 11: JULY 1, 2023 - JUNE 30, 2024) - AFFORDABLE RATE
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040
Phone: 305-809-3764

Email: planning-Dept@cityofkeywest-fl.gov

Website: www.cityofkeywest-fl.gov/336/Building-Permit-Allocation-System-BPAS



Application Fee Schedule	
Small project – (1-4 units) one (1)	\$ 551.25
Mid-size project – (5-10 units)	\$ 826.88
Large projects – (greater than or equal to 11 Units)	\$ 1,102.50

A. APPLICANT / AGENT (if applicable): Property owner must submit a **notarized** authorization form authorizing the applicant / agent to act on their behalf (Exhibit A).

Name: Debra A. Gartenmayer

Mailing Address: 2709 Staples Avenue

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305-304-7833

Email: debgar0326@gmail.com

PROPERTY OWNER:

Name: Debra A. Gartenmayer

Mailing Address: 2709 Staples Avenue

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305-304-7833

Email: debgar0326@gmail.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 2709 Staples Avenue Key West, Florida 33040

Parcel ID RE#: 00067730 Alternate Key: 1071676

Zoning District: AE Parcel Size: 9,058 sq ft.

Permitted Density: 35% Commercial Floor Area: NA

B. EXISTING DEVELOPMENT:

Please provide a brief description of how the property is currently used:

Single Family Residential

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
Dwelling Unit Description	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)*	1	1	0
Affordable Residential Dwelling Unit(s)	0	0	0
Transient Unit(s)	0	0	N/A
Accessory Dwelling Unit(s)	0	0	1
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested	0	0	1

**Pursuant to Ordinance 23-03 and 23-04, 75% of units allocated following Year 10 shall be deed restricted affordable, including any units recovered by the City due to failure to obtain building permits within two years of a BPAS award, or otherwise voluntarily released to the City. Deed restricted affordable allocations shall not have a maximum annual allocation limit.*

- Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).
- Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land Development Regulations.

C. PROPOSED DEVELOPMENT:

Please indicate the scope of the proposed development as it relates to the BPAS (Section 108-997 (B)):

Major construction / renovation – meaning new development, additions to existing structures, or redevelopment constituting more than 50% of the value of the existing building.

Minor renovation- meaning redevelopment constituting less than 50% of the value of the existing building.

Is this property located within a Historic Zoning District?

Yes	No No
-----	-----------------

Are buildings on the property listed as contributing historic structures?

Yes	No No
-----	-----------------

Is the proposal for mixed residential and commercial use?

Yes	No No
-----	-----------------

Are density bonuses proposed?

Yes	No No
-----	----------

Advanced affordable allocation request?

Yes Yes	No
------------	----

Will the allocation require development review? Yes No

If yes, please specific what type of development review will be required: N/A

Variance(s)	Yes
Lawful Unit Determination	No
Minor Development Plan	Yes
Major Development Plan	No
Beneficial Use	No
Transient Transfer	No
Conditional Use	No
HARC	No
Tree Commission	No
Other	No

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

1. **Description of Proposed Development and Use.** Please be specific, describe and list existing, and proposed buildings and uses, accessory structures and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties proposing to utilize density bonuses for compact infill development projects, please include a description of how the project meets the criteria established in Code Section 108-998 and an analysis of how many density bonus units are requested.
2. **Solution Statement.**
 - a. Describe aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, historic and archeological resource protection, affordable housing, and impacts on neighbors such as lighting, noise, traffic, and parking.
 - b. Describe how you intend to meet the Prerequisites (A or B described below) for a Major or Minor construction/renovation project (City Code Section 108-997 (B)):
(A)Major Construction/Renovation Prerequisites. The minimum standards for new development, including additions to existing structures, or redevelopment constituting more than 50% of the value of the building, required in order to be eligible to receive an allocation award from the BPAS system are as follows:
 - a. All new units shall be constructed in compliance with and obtain a **Baseline Green Building Certification.**
 - b. All new buildings shall be constructed to have the **first habitable floor 1.5 feet above the required base flood elevation**, except for properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.
 - c. All new buildings shall be constructed with a **rainwater catchment system** that will hold a minimum of 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.
* (See page 4 of application.)
 - (B)Minor Renovation Prerequisites.*** For development constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing a copy of the Required Energy and Water Baseline Report consisting of 12 months of energy and water use. For Commercial buildings (including multifamily), building data must be input into EPE Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. For residential, either Energy Gauge or RESNET may be used to establish a baseline. Please provide a description of 15% of both water and energy use will be reduced on the property.
3. Copy of current, recorded warranty deed. Quit claim deeds will not be accepted.
4. Up-to-date signed and sealed survey (Section 108-240).
5. Flood Elevation Certificates (New Construction) (Section 34-127).

6. Copy of City licensing records for existing units.
 7. Signed and Notarized Verification and Authorization Forms (*Exhibit A*).
 8. Existing and Proposed Site Plan and Floor Plan (Section 108-237) that shall include a completed Site Data Table (*Exhibit B*).
 9. Completed BPAS Estimated Score Sheet and Estimated total Points to be achieved (*Exhibit C*).
 10. Signed and Notarized BPAS Certification Form (*Exhibit D*).
 11. Copy of LEED or FGBC Score Sheet (*Exhibit E*) or a copy of the required energy and water baseline report as described in Attachment 2. Solution Statement (b.) B above.
- *An applicant may request to be exempted from the rainwater catchment requirement, if:
- (i) The applicant is voluntarily providing affordable housing at median or low-income classification which exceeds the requirements of section 122-1467 by at least twenty percent.
 - (ii) The applicant seeks to create an accessory unit(s) but the impervious surface and/ or building coverage ratio maximums for parcel have been met or exceeded, and the applicant contributes a fee of \$2 per required gallon in mitigation to the City's storm water fund.

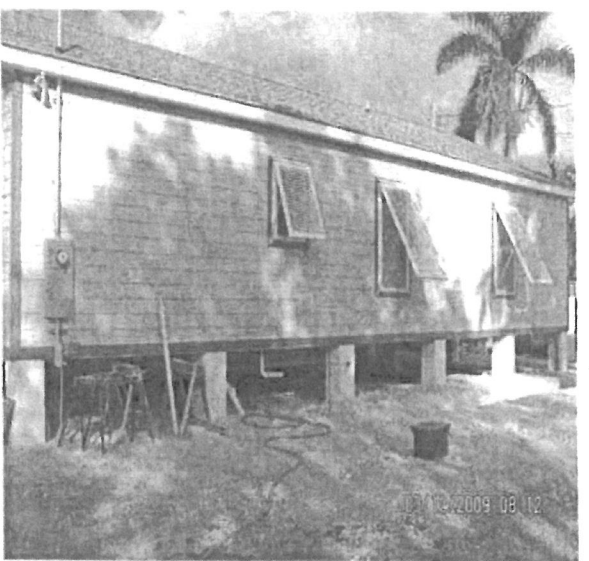
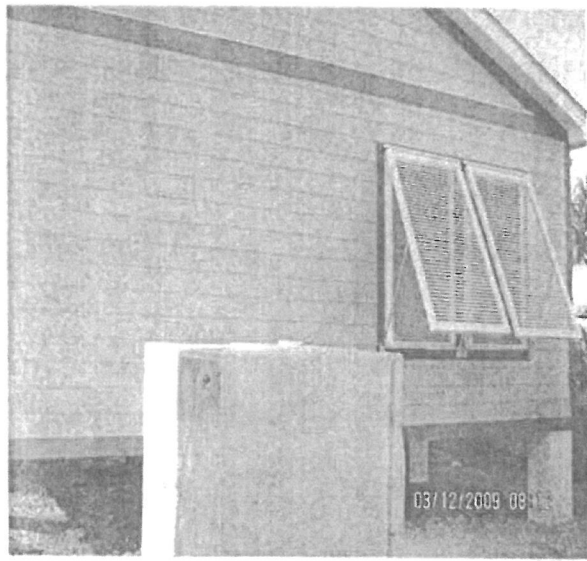
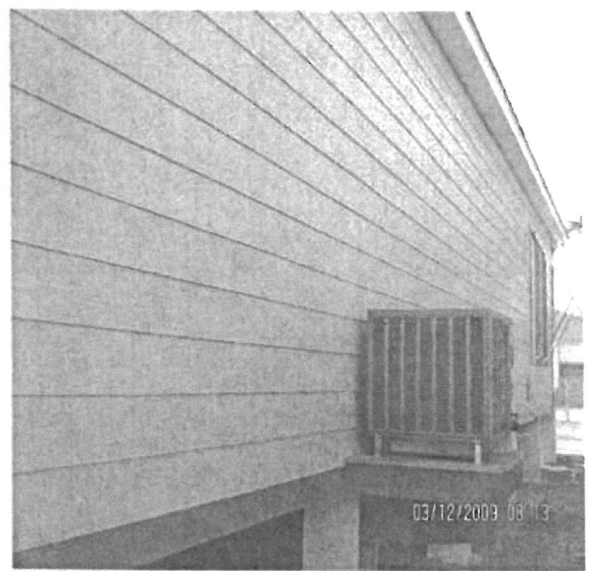
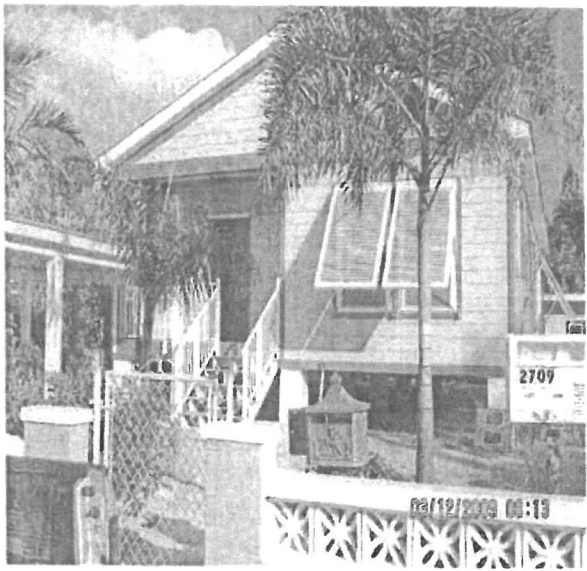
Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2709 Staples Avenue	For Insurance Company Use:
	Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

03/12/09





ESTIMATED SCORE SHEET



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION EXHIBIT C – APPLICANT’S ESTIMATED SCORE SHEET

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

The purpose of the Estimated Score Sheet is to provide the applicant with the understanding that if a BPAS Allocation(s) is awarded the total amount of points represented on the Estimated Score Sheet and finalized through the official staff ranking process is required to be permanently maintained throughout the lifecycle of the project. Because the total amount of points is not linked to one specific criterion, the applicant has flexibility in the construction phase in the event that certain point system criteria, for which the application is ranked, need to be substituted.

In the event that the Prerequisites and/or the total points are not achieved, a Certificate of Occupancy will not be issued for the project.

Applicant: Debra A. Gartenmayer Site Address: 2709 Staples Ave Key West, FL.

Number and type of Units Requested: Market Rate _____ Affordable ✓

Prerequisite Development Type: Major Construction/ Renovation _____
Minor Renovation ✓

Please acknowledge that the Prerequisites required for the proposed project shall be met in accordance with the solution statement provided: _____

Initial here

The following criteria and point system shall be utilized in the ranking of applications for development of non-transient units as follows:

a.	Building more than 1.5' higher than the base flood elevation (+5)	Points	<u>+5</u>
b.	Exceeding the minimum required percentage of affordable housing (+30)	Points	_____
c.	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40)	Points	<u>+40</u>
d.	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low income classification (+60)	Points	<u>+60</u>
e.	Achieving Green Building Certification Upgrade 1 (+20)	Points	_____
f.	Achieving Green Building Certification Upgrade 2 (+27)	Points	_____
g.	Achieving Green Building Certification Upgrade 3 (+40)	Points	_____
h.	Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5)	Points	_____
i.	Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5)	Points	<u>+5</u>
j.	Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points	<u>+5</u>
k.	Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of article V of Chapter 108 (+10)	Points	_____
TOTAL ESTIMATED POINTS			<u>115</u>



CERTIFICATION FORM



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION EXHIBIT D - BPAS CERTIFICATION FORM

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete, and accurate. I certify that all information required has been provided.

I certify that my total estimated points are 115. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

Debra A. Gartenmayer
Signature of applicant

10/2/2023
Date

Debra A. Gartenmayer
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 2 day of October, 2023
by Debra A. Gartenmayer (name of person signing the application)
as _____ (type of authority...e.g. officer, manager/member, trustee,
attorney)
for _____ (name of entity or party on behalf of whom application was
executed).

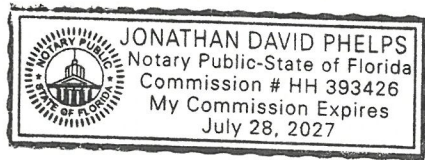
He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

SEAL

Jonathan Phelps
Name of Acknowledger typed, printed or stamped

HH 393426
Commission Number, if any



Year 11 BPAS



PROPERTY CARD

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary



Parcel ID	00067730-000000
Account#	1071676
Property ID	1071676
Millage Group	10KW
Location Address	2709 STAPLES Ave, KEY WEST
Legal Description	BK 3 LT 17 AND W 1/2 OF LT 19 CORAL REEF ESTATES PB3-36 OR12-366 OR117-84/85 OR323-206/207 OR516-19 OR599-168 OR615-532 OR752-1301 OR654-654 OR675-471 OR752-1301 OR809-1236 OR1012-1832 OR1016-1689/1690 OR1871-1797AF OR1978-1736 OR2076-1661/62 OR2089-1268 OR2246-1299 OR2326-1286 OR2683-1015C/T OR2724-232/34 OR2755-1796/1797 OR2830-2042 OR2853-1221 OR3099-140 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	6185
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	Coral Reef Estates
Sec/Twp/Rng	04/68/25
Affordable Housing	No

Owner

GARTENMAYER DEBRA A
 2709 Staples Ave
 Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$191,319	\$195,820	\$166,957	\$170,752
+ Market Misc Value	\$14,458	\$11,075	\$11,155	\$11,235
+ Market Land Value	\$639,565	\$463,821	\$270,284	\$297,070
= Just Market Value	\$845,342	\$670,716	\$448,396	\$479,057
= Total Assessed Value	\$326,010	\$316,515	\$307,297	\$303,055
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$301,010	\$291,515	\$282,297	\$278,055

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$463,821	\$195,820	\$11,075	\$670,716	\$316,515	\$25,000	\$291,515	\$354,201
2021	\$270,284	\$166,957	\$11,155	\$448,396	\$307,297	\$25,000	\$282,297	\$141,099
2020	\$297,070	\$170,752	\$11,235	\$479,057	\$303,055	\$25,000	\$278,055	\$176,002
2019	\$289,824	\$174,546	\$11,315	\$475,685	\$296,242	\$25,000	\$271,242	\$179,443
2018	\$271,710	\$186,631	\$11,356	\$469,697	\$290,719	\$25,000	\$265,719	\$178,978

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	9,059.00	Square Foot	86.25	105.03

Buildings

Building ID	4582	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	2009
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2009
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1352	Roof Type	GABLE/HIP
Finished Sq Ft	1304	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR NON-DC
Perimeter	156	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	16	Grade	450
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,304	1,304	156
OPF	OP PRCH FIN LL	48	0	32
TOTAL		1,352	1,304	188

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1967	1968	0 x 0	1	1077 SF	3
LC UTIL BLDG	1975	1976	0 x 0	1	100 SF	1
UTILITY BLDG	1977	1978	11 x 15	1	165 SF	4
CARPORT	2009	2010	12 x 22	1	264 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/25/2017	\$100	Quit Claim Deed	2122306	2853	1221	11 - Unqualified	Improved	GARTENMAYER DEBRA A	

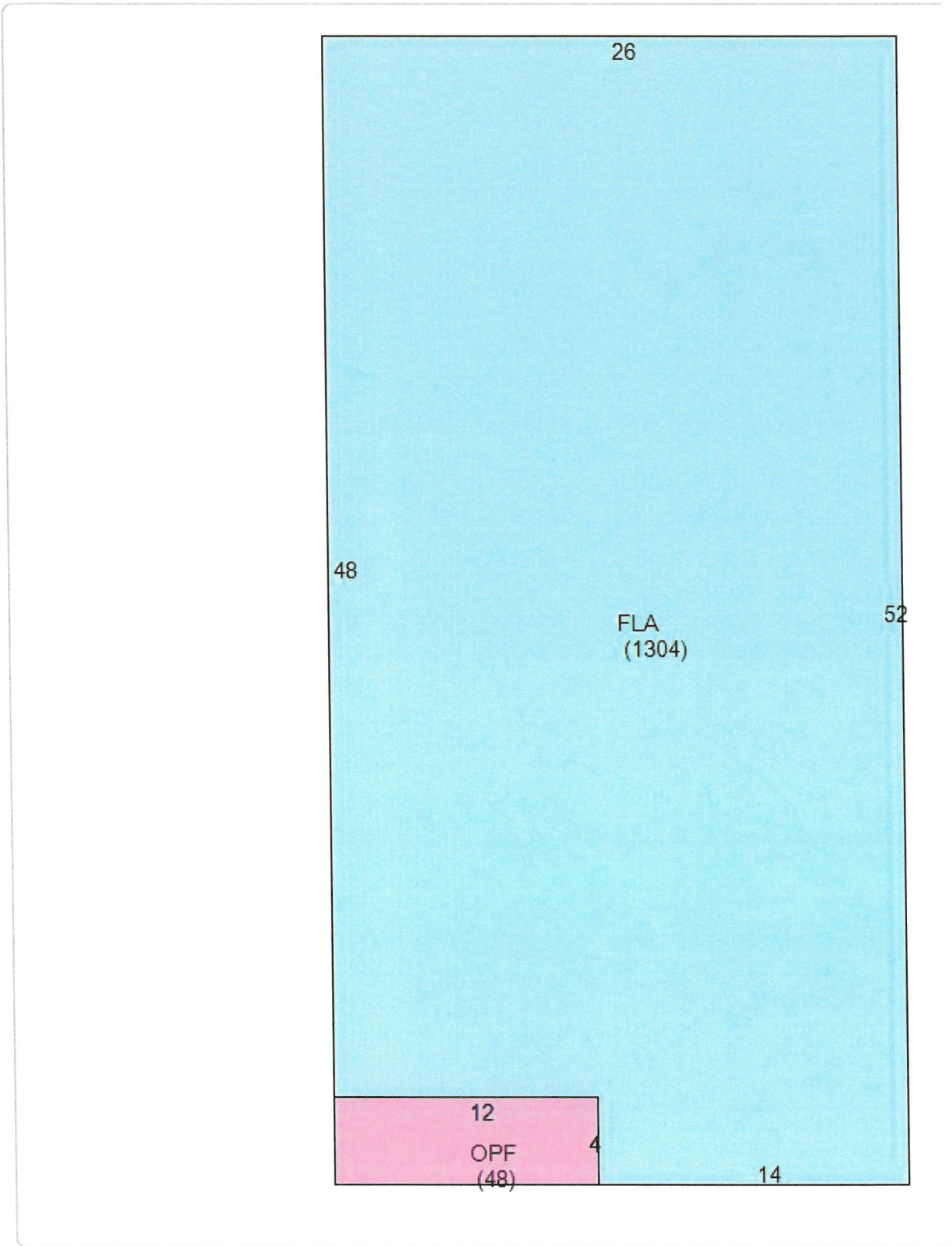
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0515	2/8/2018		\$17,500	Residential	REPLACE 18 SQ OF ASPHALT SHINGLES WITH 5 VCRIMP.
15-2474	6/18/2015		\$2,500	Residential	REPAIR ASPHALT SHINGLES TO MATCH AS CLOSELY AS POSSIBLE.
12-3636	10/17/2012	7/22/2013	\$4,800	Residential	INSTALL 2 WINDOWS IN BATHROOMS, A SET OF SLIDING DOORS OUT OF BEDROOM
11-3349	9/9/2011	7/22/2013	\$3,500	Residential	TEAR DOWN EXISTING FENCE AND BUILD NEW ONE, 88 LF 6 FT HI 4' SOLID & 2' AT TOP WITH LATTICE 50% OPEN INCLUDING 2 DRIVEWAY GATES AND ONE WALK GATE
09-0333	2/10/2009	7/22/2013	\$900	Residential	BUILD NEW CARPORT
08-4478	12/11/2008	7/22/2013	\$110,000	Residential	CONSTRUCT FOUNDATION AND SET MODULAR.
08-4212	11/10/2008	7/22/2013	\$7,500	Residential	demo entire interior of house
08-3359	9/14/2008	7/22/2013	\$25,000	Residential	install new doors, windows; int and ext
08-3360	9/14/2008	7/22/2013	\$6,500	Residential	rough and set fixtures

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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Last Data Upload: 10/6/2023, 4:03:44 AM

Contact
Us

Developed
by



Year 11 BPAS



ELEVATION CERTIFICATE

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Dennis & Debra Gartenmayer</u>		For Insurance Company Use:
		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>2709 Staples Avenue</u>		Company NAIC Number
City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>KW Coral Reef Estates Plat Book 3-36 Lot 17 & PT Lot 19 SQR 3 RE# 00067730-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>N24 33 37</u> Long. <u>W081 46 16</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <u>NA</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>NA</u>		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>NA</u> sq in		c) Total net area of flood openings in A9.b <u>NA</u> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>Florida</u>	
B4. Map/Panel Number <u>12087C-1517</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>02-18-05</u>	B7. FIRM Panel Effective/Revised Date <u>02-18-05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>8'</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.
Benchmark Utilized 8.00 Vertical Datum NGVD29
Conversion/Comments Local Source

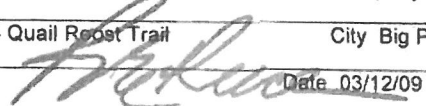
Check the measurement used.

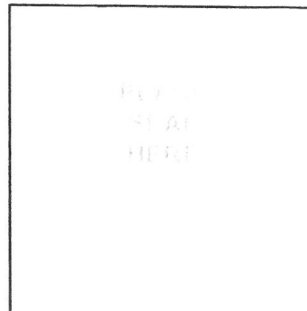
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>8.94</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>8.75</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>4.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>4.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form.

Certifier's Name <u>Robert E. Reece</u>		License Number <u>5632</u>	
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>R.E. Reece, P.A.</u>		
Address <u>30364 Quail Rest Trail</u>	City <u>Big Pine Key</u>	State <u>FL</u>	ZIP Code <u>33043</u>
Signature 	Date <u>03/12/09</u>	Telephone <u>305-872-1348</u>	

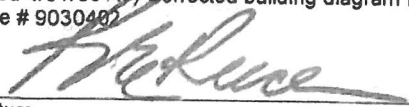


IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2709 Staples Avenue	Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. e) Bottom of the A/C. The bottom of the Electric Meter has an elevation of 8.94
 Revised 4/01/09 A7) Corrected building diagram number.
 Invoice # 9030467

Signature 

Date 03/12/09

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

Year 11 BPAS



AUTHORIZATION & VERIFICATION FORMS

**City of Key West
Planning Department**



Verification Form

(Where Owner is the applicant)

I, Debra A. Gartenmeyer, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

2709 Staples Avenue Key West, FL 33040

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Handwritten Signature]
Signature of Owner

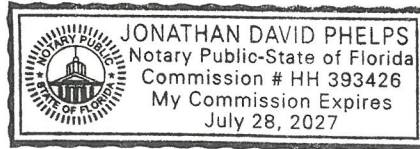
Subscribed and sworn to (or affirmed) before me on this 10/2/23 by Debra Gartenmeyer by
date

Debra Gartenmeyer
Name of Owner

He/She is personally known to me or has presented _____ as identification.

[Handwritten Signature]
Notary's Signature and Seal

Jonathan Phelps
Name of Acknowledger typed, printed or stamped



HH393426
Commission Number, if any

Year 11 BPAS



WARRANTY DEED

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Robert E. Highsmith, Esq.
FELDMAN, KOENIG & HIGHSMITH, P.A.
3158 Northside Drive
KEY WEST, FL 33040
(305) 296-8851

10/23/2006 1:25PM
DEED DOC STAMP CL: JENNIFERH \$0.70

Doc# 1609024
Bk# 2246 Pg# 1299

Parcel No. _____:

QUIT CLAIM DEED

THIS INDENTURE, made this 11th day of October 2006, by **WILMA RODRIGUEZ**, an unmarried widow, Grantor, party of the first part, whose post office address is 2709 Staples Avenue, Key West, Florida 33040, of the County of Monroe in the State of Florida, and **DEBRA A. GARTENMAYER**, a married woman, Grantees, parties of the second part: 2709 Staples Avenue, Key West, Florida 33040.

WITNESSETH, that the said Grantor, party of the first part, for and in consideration of **LOVE AND AFFECTION** and other good and valuable considerations to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quit claim unto the said Grantees any all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situated lying and being in the County of Monroe, State of Florida, to wit:

LOT SEVENTEEN (17) AND THE WEST ONE-HALF (1/2) OF LOT NINETEEN (19), BLOCK THREE (3) OF CORAL REEF ESTATES, A SUBDIVISION IN THE CITY OF KEY WEST FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 36 OF THE MONROE COUNTY, FLORIDA, PUBLIC RECORDS.

SUBJECT TO A LIFE ESTATE FOR WILMA RODRIGUEZ


TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed in our presence:



Melissa M. Malgrat
Print Name of Witness



WILMA RODRIGUEZ, *Attorney-in-fact*
By Debra A. Gartenmayer, *Attorney-in-fact*

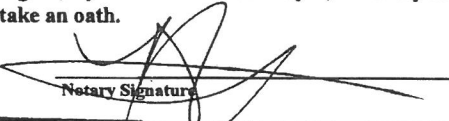


Danna P. Esquivel
Print Name of Witness

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this 11th day of October, 2006, the foregoing instrument was acknowledged before me by Wilma Rodriguez, by Debra A. Gartenmayer, Attorney-in-fact, who is personally known to me and who did not take an oath.

SEAL



Notary Signature



Melissa M. Malgrat

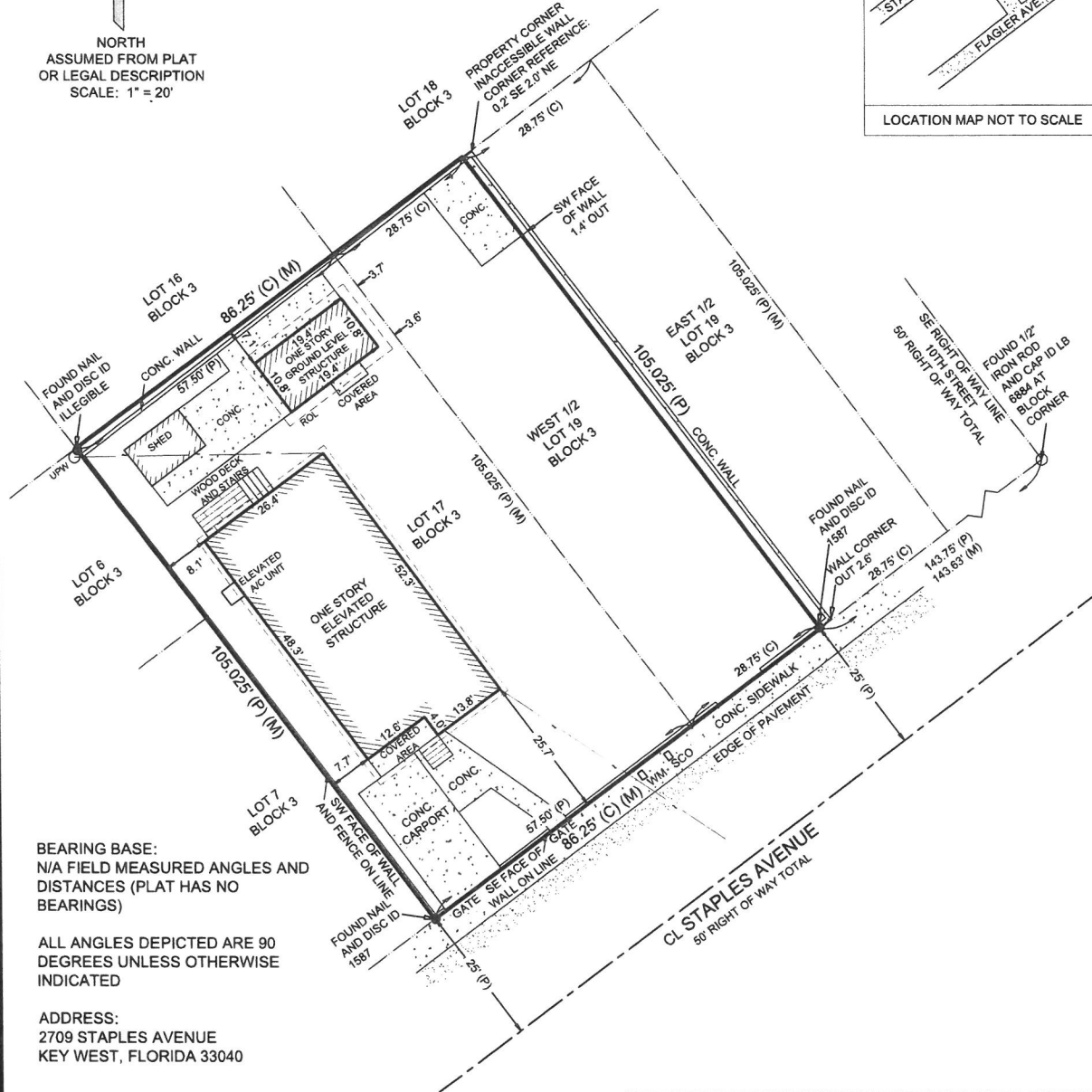
MONROE COUNTY
OFFICIAL RECORDS



BOUNDARY SURVEY

MAP OF BOUNDARY SURVEY
LOT 17 AND THE WEST 1/2 OF LOT 19, BLOCK 3
CORAL REEF ESTATES
PLAT BOOK 3, PAGE 36
MONROE COUNTY, FLORIDA

NORTH
 ASSUMED FROM PLAT
 OR LEGAL DESCRIPTION
 SCALE: 1" = 20'



BEARING BASE:
 N/A FIELD MEASURED ANGLES AND
 DISTANCES (PLAT HAS NO
 BEARINGS)

ALL ANGLES DEPICTED ARE 90
 DEGREES UNLESS OTHERWISE
 INDICATED

ADDRESS:
 2709 STAPLES AVENUE
 KEY WEST, FLORIDA 33040

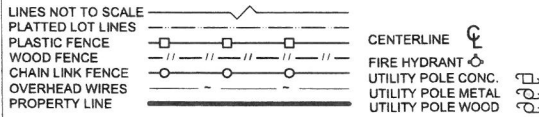
Revision 10/03/19: Certification change

CERTIFIED TO:
 Debra A. Gartenmayer
 United Wholesale Mortgage, its successors and/or assigns as their interest may
 appear
 First International Title, Inc.
 Fidelity National Title Insurance Company

GENERAL NOTES
 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN
 AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE
 OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN
 PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING
 PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC
 RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE
 DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS
 PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

LEGAL DESCRIPTION:
 Lot 17 and the West 1/2 of Lot 19, CORAL REEF ESTATES,
 according to the Plat thereof as recorded in Plat Book 3, Page 36, of
 the Public Records of Monroe County, Florida.

ABBREVIATIONS:
 C = CALCULATED
 CL = CENTERLINE
 CLF = CHAINLINK FENCE
 D = DEED
 (F) = FIELD
 FI = FENCE INSIDE
 FO = FENCE OUTSIDE
 FOL = FENCE ON LINE
 M = MEASURED
 NGS = NATIONAL GEODETIC SURVEY
 P = PLAT
 ROL = ROOF OVERHANG LINE
 SCO = SANITARY CLEAN-OUT
 SV = SEWER VALVE
 WDF = WOOD FENCE
 WM = WATER METER
 WV = WATER VALVE



SCALE: 1"=20'
 FIELD WORK DATE: 09/14/19
 REVISION DATE: 10/03/19
 SHEETS: 1 OF 1
 DRAWN BY: GF
 CHECKED BY: RER
 INVOICE NO.: 19090505

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE
 AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD
 OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA
 ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS
 SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF
 FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS),
 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN
 PROVIDED.

SIGNED: *Robert E. Reece*
 ROBERT E. REECE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 5632

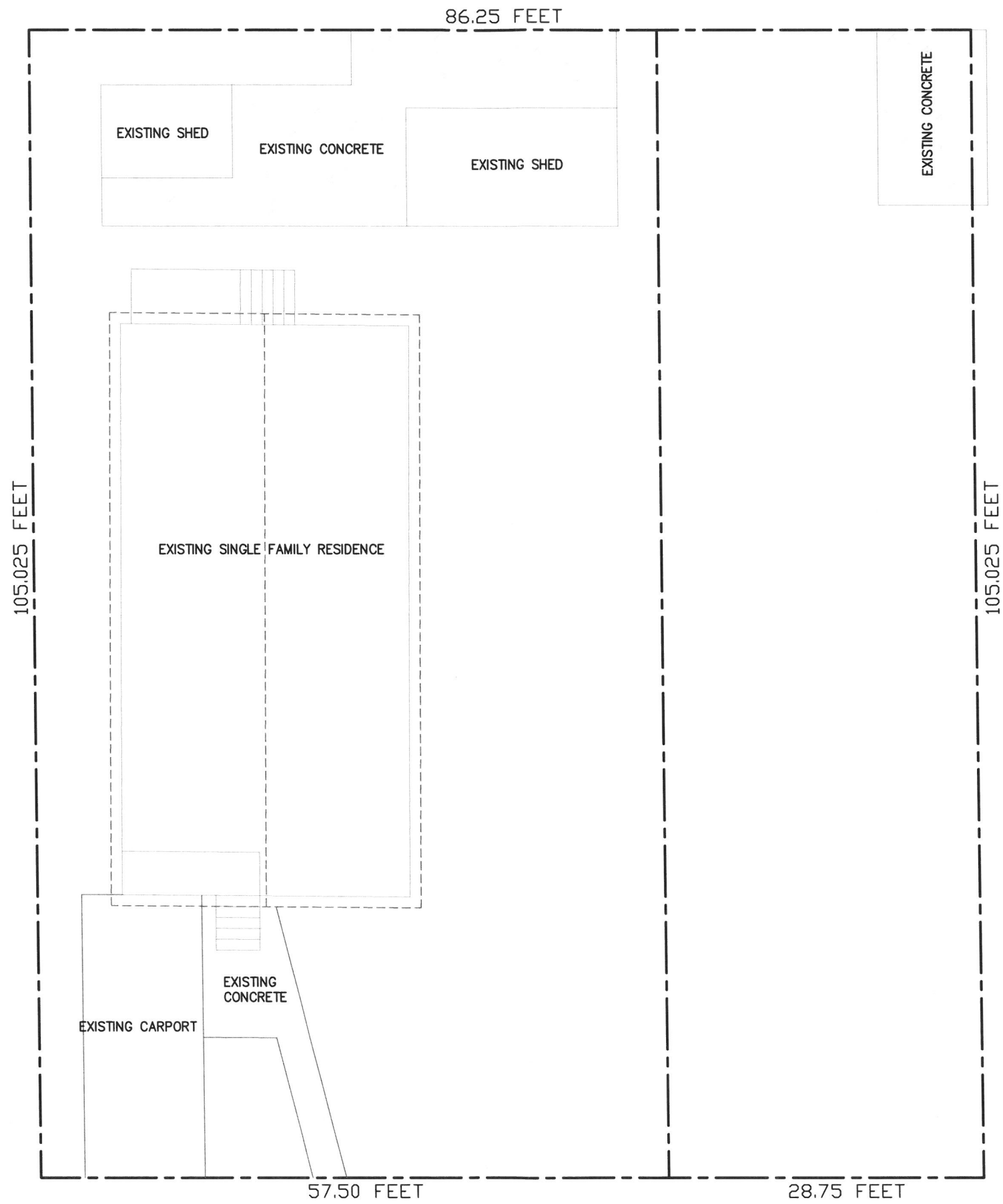
NOT VALID WITHOUT THE
 SIGNATURE AND THE
 ORIGINAL RAISED
 SEAL OF A FLORIDA
 SURVEYOR AND MAPPER

REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LB NO. 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
 OFFICE (305) 872 - 1348
 EMAIL: info@reecesurveying.com

Year 11 BPAS



SITE PLANS



MRS. DEBRA GARTENMAYER
 2709 STAPLES AVENUE
 KEY WEST, FLORIDA 33040

DETACHED ACCESSORY UNIT
 EXISTING SITE PLAN

OCTOBER 2023

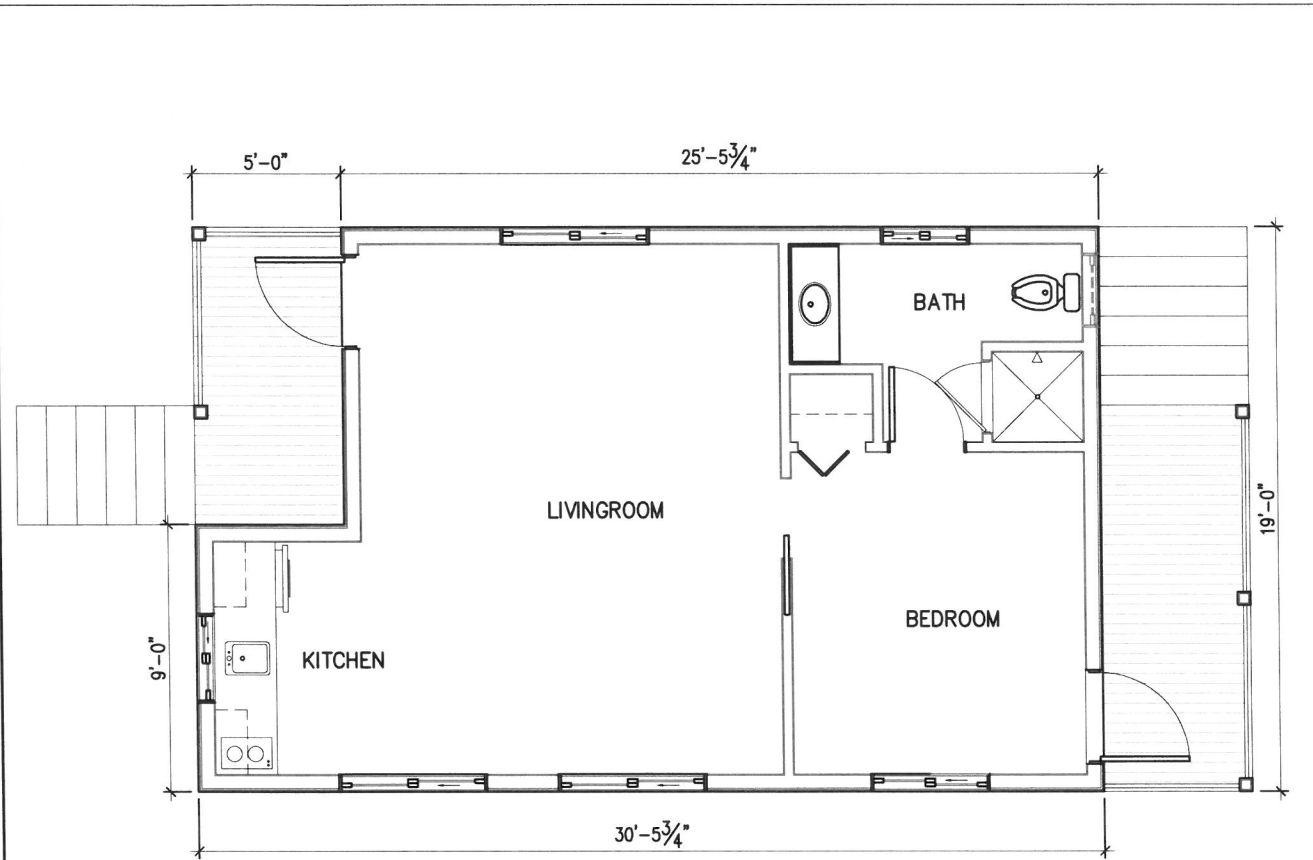
1 of 2

1

EXISTING SITE PLAN

SCALE: NOT TO SCALE





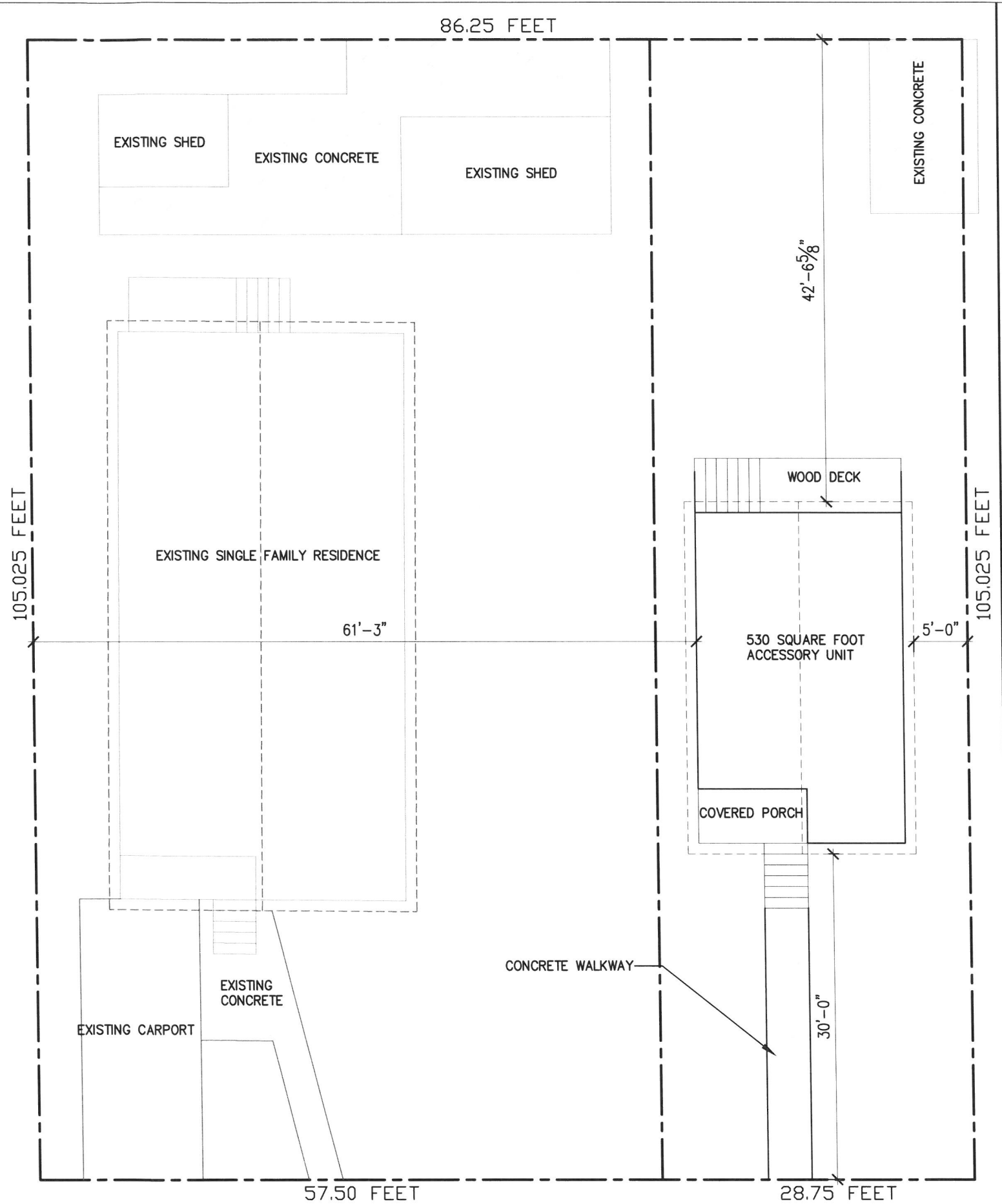
3

PROPOSED FLOOR PLAN

SCALE: NOT TO SCALE



EXISTING BUILDING USE: RESIDENTIAL
 PROPOSED BUILDING USE: RESIDENTIAL
 ZONING: SF
 LOT SIZE: (105.025' x 86.25') 9,058SF
 BUILDING COVERAGE: 35% MAXIMUM (3,170SF)
 EXISTING BUILDING COVERAGE: 19% (1,690.14SF)
 PROPOSED BUILDING COVERAGE: 25% (2,269.17SF)
 IMPERVIOUS SURFACE RATIO: 50% MAXIMUM
 EXISTING IMPERVIOUS SURFACE: 30% (2,754SF)
 PROPOSED IMPERVIOUS SURFACE: 39.4% (3,569SF)
 FRONT SETBACK: 30.0' (EXISTING 25.7')
 EAST SIDE SETBACK: 5.0' (EXISTING 52')
 WEST SIDE SETBACK: 61.25' (EXISTING 7.7')
 REAR SETBACK: 42.54' (EXISTING 27.0')



1

PROPOSED SITE PLAN

SCALE:



MRS. DEBRA GARTENMAYER
 2709 STAPLES AVENUE
 KEY WEST, FLORIDA 33040

DETACHED ACCESSORY UNIT
 PROPOSED SITE PLAN, SITE DATA & FLOOR PLAN

OCTOBER 2023



PRELIMINARY DRAFT RANKING

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)																	
YEAR 11 PRELIMINARY RANKINGS																	
	Units Requested*	Equivalent Single-Family Unit (ESFU) Factor	Total ESFUs	Major/Minor Renovation	Sec. 108-997 (c)(1)a. Building more than 1.5' higher than the BFE (+5)	Sec. 108-997 (c)(1)b. Exceeding the minimum required percentage... (+30)	Sec. 108-997 (c)(1)c. Voluntarily providing affordable housing... (+40)	Sec. 108-997 (c)(1)d. Voluntarily providing affordable housing... (+40)	Sec. 108-997 (c)(1)e. Achieving GBC Upgrade 1 (FGBC Silver) (+20)	Sec. 108-997 (c)(1)f. Achieving GBC Upgrade 2 (FGBC Gold) (+27)	Sec. 108-997 (c)(1)g. Achieving GBC Upgrade 3 (FGBC Platinum) (+40)	Sec. 108-997 (c)(1)h. Providing electrical high voltage... (+5)	Sec. 108-997 (c)(1)i. Using light colored, high reflectivity materials... (+5)	Sec. 108-997 (c)(1)j. Providing on-site recreational amenities... (+10)	TOTAL BPAS POINTS: CLAIMED PER APPLICANT**		
YEAR 11 MARKET-RATE BPAS APPLICATIONS																	
MARKET-RATE PROJECTS	9																
6450 College Rd	2	1.00	2	Minor	5	0	0	0	0	0	0	0	0	0	10	15	
1213 14th Street	68	1.00	68	Major	0	0	0	0	0	0	0	0	0	0	0	0	
201 Front St	14	1.00	14	Major	0	0	0	0	0	0	0	0	0	0	0	0	
638 United St	4	1.00	4	Major	0	0	0	0	0	0	0	0	0	0	0	0	
1817 Staples Ave	2	1.00	2	Major	0	0	0	0	0	0	0	0	0	0	0	0	
3228 Flagler Ave	5	1.00	5	Major	0	0	0	0	0	0	0	0	0	0	0	0	
3704 Flagler Ave	1	1.00	1	Major	5	0	0	0	20	0	0	0	0	0	0	25	
916 Pohalski Ave	1	1.00	1	Minor	0	0	0	0	20	0	0	5	0	0	0	25	
1405.1407.1409 United St	3	1.00	3	Major	5	0	0	0	0	0	0	0	0	0	0	5	
TOTAL REQUESTED:	100		100.00														
YEAR 11 AFFORDABLE-RATE BPAS APPLICATIONS																	
AFFORDABLE-RATE PROJECTS	10																
2709 Staples Ave	1	0.78	0.78	Minor	5	0	0	60	0	0	0	0	0	5	5	0	75
920 Virginia St	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	0	0
930 Catherine St	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	0	0
3101 N Roosevelt Blvd	45	1.00	45	Major	5	0	40	0	20	0	0	0	0	0	0	0	65
1213 14th Street	204	1.00	204	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
1817 Staples Ave	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
3228 Flagler Ave	3	1.00	3	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
1110 Truman Ave	1	0.78	0.78	Minor	0	30	0	0	0	0	0	0	0	0	0	0	30
3400 Duck Ave	54	1.00	54	Major	5	0	0	60	20	0	0	0	0	0	10	95	
3504 Duck Ave	1	0.78	0.78	Minor	5	0	40	0	0	0	0	0	0	0	0	0	45
TOTAL REQUESTED:	312		311.34														
TOTAL OF ALL UNITS REQUESTED	412																
NOTES:																	
Year 11 Units Available: 212.40																	
75% Of All Units Awarded Must Be Affordable Per Section 108-995																	
- In the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee.																	
- All new units shall be constructed in compliance with and obtain a baseline green building certification																	
- All final BPAS applications are subject to final density/zoning review.																	
*The number of units for each application is subject to change based on a final density/zoning review. Requests for units above the maximum permitted density within the underlying zoning district will not be considered																	
**Points in red require action from the applicant. Applicants that are in this category must adjust their score sheets consistent with Planning staff recommendations contained in their preliminary response letters.																	



PRELIMINARY RANKING RESPONSE



FGBC CHECKLIST

FGBC Green Home Standard

Version 12 Rev 1.0

Multi-Family Home Application

Effective January 1, 2021 (Required January 1, 2022)

Revised 4 27 23

Instructions for Submission:

Electronic Submissions (preferred)

- Complete the credit card authorization below or pay online
(Note: Payment by check is acceptable - see mailing instructions below)

Upload the application, checklist and supporting documents to BuilderTrend via the FGBC link below.

<https://buildertrend.net>

Mailing Instructions

- Make check payable to "FGBC" based on fee schedule OR submit credit card payment information
- Mail fees, application, and electronic version of checklist with supporting documents on CD to:
Florida Green Building Coalition (FGBC)
222 2nd Street North
St. Petersburg, FL 33701

** NOTE: REACH OUT TO A CERTIFYING AGENT & HAVE NOT BE ABLE TO DISCUSS THESE OPTIONS. SOME OF THE CHOICES MAY OR MAY NOT CHANGE ONCE I AM IN CONTACT WITH THE AGENT.*

Debra Gartenmayer

FEES

Multi-Family Fees

Members \$100 application fee + \$100 per building + \$25 per unit
Non Members \$100 application fee + \$100 per building + \$35 per unit

Enter your project information below:

1 Number of Buildings
1 Number of Units

\$225 MEMBER Fee
\$235 NON MEMBER Fee

PAYMENT

Do You Want A Yard Sign? (Free) _____
Home Fees _____
Bronze Plaques _____
Florida Water Star Certification _____
Total Amount Authorized \$0.00

[Pay Online](#) or Authorize Credit Card Here: (Visa/MC/AX)

CC#:

Expiration Date:

Name on Card:

Billing Zip Code:

Signature:

Builder Information

Name: _____
Company: _____
Address: _____
City/ST/Zip: _____
Phone: _____
E-mail: _____
DBPR License #: _____
FGBC Member #: _____
FHBA Member #: _____

Signature: _____

Home Information

Address: 2709 Staples Avenue
City/ST/Zip: Key West, FL 33040
County: Monroe
Development: _____

Please answer the following questions:

Is the home New or Existing?
Is this Single Family or Multi-Family?
Is this home Affordable? List Funding Source

Square Footage of home/unit
Sales Price

Certifying Agent Information *SEE NOTE ABOVE

Name: _____
Company: _____
Address: _____
City / Zip: _____
Phone: _____
Fax: _____
E-mail: _____
CA Registration #: _____

Signature: _____

Optional Information

Owner: Debra Gartenmayer
Company: _____
Address: 2709 Staples Avenue
City/ST/Zip: Key West, FL 33040
Phone: (305) 304-7833
E-mail: debgar0326@gmail.com

Required Signatures: All parties signing this application acknowledge that each of the measures intended to qualify the home for the Florida Green Home Certification has been incorporated into construction/renovation of the home.

Date: 4/29/24

Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed) 100
Points Toward Qualification (points over category maximums excluded) 130
Total Points Achieved 131

Please refer to Standards Documents and Green Home Reference Guide for additional information.

Category	Your Score	Required Min - Max
Category 1: Energy	35	30 - 75
Category 2: Water	28	15 - 40
Category 3: Lot Choice	15	0 - 15
Category 4: Site	5	5 - 30
Category 5: Health	20	15 - 35
Category 6: Materials	13	10 - 35
Category 7: Disaster Mitigation	12	5 - 30
Category 8: General	2	0 - 40

Total: 130

Total Needed: 100

Certified Home Score 130

Certification Level Bronze

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

Revised 4 27 23

	Points Achieved	Points Possible	Criteria	
E1 HERS Index - Energy Rating				
E1.01.a	0	3 - 75	Confirmed Florida HERS Rating - 3 points for each HERS Index point below 75	Certifying Agent Notes
			N/A : Does the Home have a confirmed HERS Index : Confirmed HERS Index	
OR, For Multi-Family Prescriptive Energy Option				
E1.01.b	15		See E1.01b Tab for Multi-Family Energy Options, score will automatically be transferred to this page	
E2 ENERGY – DESIGN, FIELD TESTING AND INSPECTIONS, FINISHES, AMENITIES				
E2.01	0	1	Thermal Enclosure System Inspection - This credit is NOT available if you claim E1.01.b or G5.07	Certifying Agent Notes
E2.02	-	1	Ductwork joints sealed with mastic	
E2.03	1	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall	
E2.04	1	1	Cross vent and ceiling fans code credit	
E2.05	1	1	Roofed porch, Min 100ft ² AND meets cross-ventilation requirements	
E2.06	1	1	Passive solar space heating system	
E2.07	1	1	Passive solar day-lighting	
E2.08	1	1	Deciduous trees on south	
E2.09	0	1 - 4	House shaded on east and west by trees % of the designated wall areas (average of east and west walls) that are shaded by trees.	
E2.10	1	1	Washer and dryer outside of conditioned space	
E2.11	1	1	Floor joist perimeter insulated and sealed	
E2.12	1	1	Light colored exterior walls (80% minimum) Enter the Solar Reflective Index (SRI) of Paint	
E2.13	0	1 - 2	Light colored interior walls, ceilings, carpet/floors N/A all major living spaces wall and ceiling surfaces have a reflectance of at least 50% Enter the Light Reflectance Value (LRV) of Paint N/A bedrooms and all major living spaces have floors, that are light-colored Enter the Light Reflectance Value (LRV) of floor	
E2.14	1	1	Maximum 52w Fixtures In Bathrooms	
E2.15			Credit relocated to Category 8: General	
E2.16		2	Install a State Certified rated solar hot water system	
E2.17	1	1	Insulate all hot water pipes Credit Removed	
E2.18			Credit Removed	
E2.19	1	1	Energy-efficient ovens/ranges	
E2.20			Credit Removed	

E2.21	1, 3, 4	Efficient well pumping 1 Point: Efficient Well Pump 3 Points: Efficient Pool Pump 4 Points: Both	
E2.22	0	Efficient envelope volume	
		Total Gross Wall Area	
		Conditional Square Footage	
		Number of Stories	
E2.23	-	Dwelling unit attached, zero lot-line, row house	
E2.24	2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)	
E2.25	3	Energy Star® Ceiling Fans	
E2.26	2	Outdoor lights are energy efficient.	
E2.27	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures	
E2.28	1	Energy Efficient Sheathing	
	35	112	Total Possible Points
	35	Total points for Category 1 (30 min / 75 max)	
Name of HERS Rater:			
Certifying Agent Category 1:			
		1	

A NOTE ABOUT ENERGY
As you review the FGBC Green Home Standard you may wonder why many energy saving features do not appear as line items. The FGBC has elected to use a whole-house, performance-based energy rating for points versus offering an exhaustive list of prescriptive energy saving alternatives. The performance-based Energy Rating is called a HERS Index. For information purposes the adjacent chart lists many of the inputs used to calculate a home's HERS Index.

Energy Gauge USA / HERS Index			
Envelope		Roof	
Floors	Windows		
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	Ceiling fans	
Solar or heat recovery	Duct surface area	Dishwasher	
Cooling	Heating	Photovoltaic's	
System Type	System Type	Array	
Capacity	Efficiency	Inverter	
SEER	Capacity	Batteries	

CATEGORY 1: ENERGY

Multi-Family Prescriptive Energy Credits

Points Achieved	Points Possible	Criteria
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E1.01.b Multi-Family Prescriptive Energy Credits

Certifying Agent Notes

This section may not be combined with E1.01a.

Points claimed in this section will require photographic proof of Level 1 Insulation Installation, a completed thermal bypass inspection checklist (Energy Star Thermal Bypass Checklist is acceptable), a copy of the load calculation and proof that installed tonnage is within 15% of the Manual J's. Provide field documentation of Energy Calculation inputs such as window SHGC and U-Factor via photo of window stickers, insulation R values, etc.

MULTIFAMILY LOAD CALCULATIONS: The load calculations must be for each distinctive unit type and must show that orientation of the unit as well as vertical location of the unit does not change required tonnage.

E1.01.b.1 Efficient HVAC Systems

Certifying Agent Notes

a	4	Minimum SEER 15 w/HSPF 8.2 – AHRI Certificate required	
b	2	Minimum 15 SEER with electric heat	
c	3	Minimum SEER 16 w/variable speed AH, electric heat allowed	
d	4	Minimum SEER 16 w/HSPF 9.0 - AHRI Certificate required	
e	16	Minimum SEER 17 w/HSPF >9.0 or ground/water source HP COP > 4.0 – Close loop system only (AHRI Certificate)	
f	12	Mini-splits ONLY with minimum SEER of 21	
	0	Efficient HVAC Total	

E1.01.b.2 Ducts

Certifying Agent Notes

a	6, 8	8 Points: Ducts in Conditioned space – ALL if in sealed attic or crawlspace must be supply AND return OR 6 Points: Duct blaster On out <= 0.4 – Provide report - top floor only	
	0	Ducts Total	

E1.01.b.3 Envelope Options

Certifying Agent Notes

a	6	Radiant Roof Decking – photo required	
b	1	Windows (1) and Glass Sliding Doors (2) - Maximum U-factor = 0.40 and Maximum SHGC = 0.25	
c	2	Minimum R-38 ceiling insulation or R-30 at roof deck	
d	2	CMU walls minimum R-5.1	
e	4	CMU walls/Mass wall >= R-7.0	
f	2	2 x 4 Walls minimum R-15 – documentation required	
g	6	2 x 6 Walls or other wall systems (SIPS & ICF) >= R-19	
h	2	Roofing installed is Energy Star, cool roof compliant, has an LRV>50 or a SRI > 78 roofing	
	7	Envelope Options Total	

E1.01.b.4 Appliances/Equipment

		Certifying Agent Notes
a	10	Energy Star qualified heat pump/hybrid tank water heater – strongly encouraged in garage/non conditioned spaces 8 Points: Gas Tankless – must be installed outside conditioned space
b	8, 10	OR 10 Points: Daisy chained comprehensive gas tankless approach to whole building – for example 8 heaters for whole building (like a mini boiler)
c	2	Tankless Electric UEF .917 – very high demand – is this more of a water saver than and energy saver
d	1	Energy Star Dish Washer
e	1	Energy Star Refrigerator
f	4	Energy Star Washing Machine
8		Appliance/Equipment Total
57		Total Possible Points
15		Total points for Category 1 Multi-Family Prescriptive Energy Credits
Name of HERS Rater:		
Certifying Agent Category 1:		

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

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N/A		Is the landscape existing or new		
Points Achieved	Points Possible	Criteria		
W1 Fixtures and Appliances				
W1.01	3	3	Water saving clothes washer	Certifying Agent Notes
W1.02	1	1	Low-flow shower heads (must be ≤ 2.0 gpm)	
W1.03	1	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)	
W1.04	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)	
W1.05	2	2 - 3	High-efficiency Water Closets, Dual Flush or Single-Flush toilets (3 points if all WC ≤ 1.1 gpf)	
W1.06		1	Water Closet with UNAR MAP Rating of 600 gpf or greater	
W1.07	1	1	Compact Hot Water Distribution	
W2 Greywater Reuse				
			Greywater system installed 1 point is available for a preplumbed partial or full system 1 point is available if the air conditioner condensate is reused 2 points are available if a vanity water collection system is installed for toilet flushing 3 points are available if a Whole house greywater system is installed	Certifying Agent Notes
W2.01		1 - 3		
W3 Rainwater Harvesting				
W3.01	1	1 - 5	Rainwater harvesting system installed with dedicated use 1 Point: Rain Barrel 2 Points: Non Potable 500 Gallon System 3 Points: Potable 500 Gallon System 5 Points: Potable 2,500 Gallon System	Certifying Agent Notes
W4 Reclaimed Water Reuse				
W4.01		1 - 2	Water for irrigation	Certifying Agent Notes
W4.02		1	Meter on reclaimed irrigation system	
W4.03		1	Volume-based pricing arrangement	
W4.04		2	For toilet flushing	
W5 Installed Landscape				
W5.01	3	2 - 3	No turf or Drought-Tolerant Turf Installed	Certifying Agent Notes
W5.02	0	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list	
			:Percentage of drought tolerant plant	
W5.03	2	2	All plants/trees selected to be compatible with their location in the landscape	

W5.04		3	Turf is less than 50% of landscape	
W5.05		2	No turf installed in densely shaded areas	
W5.06	2	2	Plants with similar sun and water requirements grouped together	
W5.07	1	1	Mulch applied 3 - 4 inches deep around plants (no volcano mulch)	
W5.08		1	Non-cypress mulch used	
W5.09		2	Soil tested and amended where necessary	
W6 Installed Irrigation				Certifying Agent Notes
W6.01	10	10	No permanent in-ground irrigation system	
W6.02		2	Innovative irrigation technology	
W6.03a	0	3	Landscape irrigated to FGBC standard	
			Separate zones for turf and landscape beds - multi program controller	
			High-volume irrigation does not exceed 60% of landscape area	
			Head to head coverage for rotor/spray heads	
			Micro-irrigation only in landscape beds and narrow areas	
			Provide owner & FGBC with plan and instructions	
OR				
W6.03b	0	5	100% Micro-irrigation: Landscape irrigated to FGBC standard	
			All Irrigation installed must be micro-irrigation	
			System must include rain sensor and controller	
			Provide owner and FGBC with irrigation plan, management plan and instructions	
W6.04		1	Pressure Compensating Spray Heads OR Pressure Regulating Irrigation Components	
W6.05		1	In poor drainage (low) areas, heads are installed with check valves	
W6.06		1	High volume irrigated areas have matched precipitation rates	
W6.07		1	Pop-up sprinkler heads significantly rise above turf grass height	
W7 Additional Water Certification Requirements				Certifying Agent Notes
W7.01		5	Meet or exceed Florida Water Star SM or WaterSense standards	
W7.02		2	Florida Friendly Landscape TM Program new construction certification	
	28	56	Total Possible Points	
	28	Total points for Category 2 (15 min / 40 max)		
Certifying Agent Category 2:				
Landscape Auditor:				
Credentials of Auditor:				

CATEGORY 3: LOT CHOICE

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Category / Minimum 0 / Category / Maximum 15		Points Achieved	Points Possible	Criteria	Certifying Agent Notes
L1 Lot Choice					
LC1.01	2 - 6			House built within designated FGBC green land development	
LC1.02	2	2		Home within a certified green local government	
LC1.03	2	2		Built on an infill site	
LC1.04	1	1		Site within 1/8 mile of existing infrastructure	
LC1.05	4	2 - 4		Site within 1/4 mile to mass transit	
LC1.06	2	2		Site within 1/2 mile of public open/green space	
LC1.07	5	1 - 5		Site within 1/2 Mile of EXISTING Basic Community Resources	
				Arts and entertainment center	
				Bank	
				Beauty Shop	
				Bike Share Station	
				Civic Center	
				Community Center	
				Convenience store	
				Daycare center	
				Dry Cleaners	
				Fire station	
				Fitness center or gym	
				Laundromat	
				Library	
				Local Government Facility	
				Medical or dental office	
				Pharmacy	
				Place of worship	
				Police station	
				Post office	
				Restaurant	
				School	
				Senior Care Facility	
				Supermarket	
				Theater	
				Other Neighborhood-serving retail	
				Other office building or major employment center	
LC1.08	2	2		Site located in small lot cluster development	
LC1.09	2	2		Brownfield site	
	16	26		Total Possible Points	
	15			Total points for Category 3 (0 min / 15 max)	
Certifying Agent Category 3:					

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

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I	N/A		That all credits in this category deal only with buildable land. What this means is that if the land is not legally allowed to be disturbed then you may not count this as part of the percentage required for the given credit.		
	Points Achieved	Points Possible	Criteria		
S1 Native Tree and Plant Preservation					
S1.01	2	2	Maximize tree survivability		Certifying Agent Notes
S1.02	0	1 - 2	Minimize soil compaction		
			Restrict all construction equipment from driving on site during construction except for		
S1.03		2	Replant or donate removed vegetation		
S1.04	0	1 - 9	Preserve or create wildlife habitat / shelter		
			% of property that was created or preserved as a wildlife habitat or shelter		
S2 On Site Use of Cleared Materials					
S2.01		2	Mill clear trees		Certifying Agent Notes
S2.02	0	1 - 2	Reuse cleared materials for mulch / landscape		
			Mulch is both cleared and reused:		
S3 Erosion Control / Topsoil Preservation					
S3.01	2	2	Develop and Implement an Erosion Control Site Plan		Certifying Agent Notes
S3.02		1	Stabilize disturbed soil		
S3.03		2	Stage disturbance		
S3.04		1	Control sediment runoff during construction		
S3.05	1	1	Save and Reuse All Removed Topsoil		
S4 Drainage / Retention					
S4.01		2	Onsite designated retention area		Certifying Agent Notes
S4.02		2	Direct filtered rooftop runoff to planted area(s)		
S4.03	0	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)		
			Partial Pervious		
			% Pervious Material	0.1	Total Lot Area (sq. ft.)
			Coverage Area (sq. ft.)	0.001	100% Pervious sq. ft.
			Equivalent Pervious Area -->	0	Equivalent Pervious Area (semi-pervious)
			Total points for pervious area	0	
5	34		Total Possible Points		
5			Total points for Category 4 (5 min / 30 max)		
Certifying Agent Category 4:					

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

	Points Achieved	Points Possible	Criteria	
H1 Combustion				
H1.01	3	3	Detached or Air Sealed Garage or Carport or "NO" Garage	Certifying Agent Notes
H1.02	1	1	Garage (attached or detached) - Exhaust Fan on Motion Sensor and Timer	
H1.03	1	1	Fireplace	
H1.04	0	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric Space Heating Electric	
			Sealed combustion equipment	Sealed combustion equipment
			Sealed combustion closet	Sealed combustion closet
				Outside of conditioned space
H2 Moisture Control				
H2.01	1	1	Drainage tile on and around top of footing	Certifying Agent Notes
H2.02	1	1	Drainage board for below grade walls	
H2.03	1	1	Gravel bed beneath slab on grade floors	
H2.04	1	1	Seal Slab on grade Penetrations.	
H2.05	1	1	Capillary break between foundation and framing	
H2.06	3	3	Central dehumidification system	
H2.07	1	1	No vapor barrier on inside of assemblies	
H2.08	1	1	Moisture control for tub/shower and shower surrounds	
H2.09	1	1	Seal Entire Slab on grade	
H3 Source Control				
H3.01	1	1	No exposed urea-formaldehyde wood products	Certifying Agent Notes
H3.02	2	2	Zero VOC Paints, Stains, and Finishes	
H3.03	1	1	Low VOC Paints, Stains, and Finishes	
H3.04	1	1	Low VOC Sealants and Adhesives	
H3.05	2	1 - 2	Minimize Carpet Use	
H3.06	1	1	Healthy Flooring	
H3.07	1	1	Healthy Insulation	
H3.08	1	1	Protect ducts, range hood, and bath exhaust fans during construction	
H3.09	3	3	Integrated Pest Management	
H4 Cleanability				
H4.01	0	1 - 2	Central vacuum system	Certifying Agent Notes

			System roughed in		Installed with exhaust outdoor	
H4.02	1	1	Useable entry area		Installed with exhaust indoor thru HEPA filter	
H5 Universal Design						
H5.01		1-3	Universally designed living area			Certifying Agent Notes
H6 Ventilation						
H6.01	4	2-4	Controlled mechanical ventilation			Certifying Agent Notes
H6.02			Moved to Category 7: Disaster Mitigation			
H6.03	1	1	Floor Drains Sealed			
H6.04	1	1	Properly Installed Energy star® bath fans with timer or humidistat			
H6.05		1	Kitchen range hood vented to exterior			
H6.06	1	1	Laundry rooms inside conditioned space must have a make-up air source			
H6.07		3-5	Whole house filtration			
			3 Points: Whole House HEPA Filtration			
			5 Points Whole House HEPA Filtration with UV			
H6.08	-	1-2	Efficient HVAC filter			
H6.09	-	1	HVAC filter easily accessible			
H6.10	1	1	Install screens on all windows and doors			
H6.11	-	1	Manual Duct design			
	20	55	Total Possible Points, Category is capped at 35 points.			
	20	Total points for Category 5 (15 min / 35 max)				
Certifying Agent Category 5:						

CATEGORY 6: MATERIALS

Revised 4/27/23

Category Minimum 10 / Category Maximum 35				
Points Achieved	Points Possible	Criteria		
M1 Components				
M1.01	1	1	Recycled content roof material	Certifying Agent Notes
M1.02	0	2 - 3	Certified sustainable lumber homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified	
		OR	homes with minimum of 1 story wood frame exterior walls & 80% of remaining lumber used for the home is certified.	
M1.03	1	1	Engineered / alternative material for outdoor living	
M1.04	1	1	Concrete with fly ash or blast furnace slag	
M1.05	1	1	Recycled content siding or soffit material	
M1.06	1	1	Eco-friendly insulation	
M1.07	1	1	Recycled content drywall	
M1.08	1	1	Recycled content paint	
M1.09	1	1	Steel interior studs	
M1.10	1	1	Eco-friendly flooring material	
M1.11	1	1	Eco-friendly ceiling materials	
M1.12	0	1 - 3	Locally produced materials minimum 80% of all new windows & doors are from local manufacturers & are operable 50% of all doors are reused doors or 50% of all windows are reused windows 80% of all structural components are from local sources - Includes panelized & modular systems	
M1.13	2	2	Reduce Heat Island Effect	
M2 Waste Reduction				
M2.01	3	3	Resource efficient wall system with integral insulation	Certifying Agent Notes
M2.02	2	2	Develop a construction and demolition waste management plan	
M2.03	0	2 - 4	Implement job site waste management # of items implemented	
			List items (i.e.: a, b, c, etc.)	
M2.04	1	1	Compost bin/built in collection of recyclables	
M2.05	0	1 - 2	Pre-Engineered roof and floor components 80% of floor (or code allowance) 80% of roof (or code allowance)	
M2.06	1	1	Finger jointed or laminated products	
M2.07	1	1	Eco-friendly trim	
M2.08	1	1	Perimeter based on 2 foot dimensions	
M2.09	1	1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls	
M2.10	1	1	Stack framing	
M2.11	1	1	2-stud corners with drywall clips	
M2.12	1	1	T-wall with drywall clips and/or ladder type exterior tee framing	

M3 Durability		1	1	Roof slope \geq 3 in 12 but \leq 6 in 12	1	1	Certifying Agent Notes
M3.01	1	1	1	Roof slope \geq 3 in 12 but \leq 6 in 12			
M3.02			1	Large overhangs (eave and gable)			
M3.03	1	1	1	Air admittance vents			
M3.04			1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen			
M3.05	1	1	1	Siding and exterior trim primed all sides			
M3.06	1	1	1	Plants/turf minimum of 2-ft. from foundation			
M3.07			1	Sprinklers and emitters are located a minimum of 2 ft from foundation			
M3.08			1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances			
M3.09			1	Credit Relocated to Category 7: Disaster Mitigation			
M3.10	1	1	1	Access panel to non-accessible plumbing fixture installed			
M3.11			1	Laundry room below living floor or drain installed			
	13		47	Total Possible Points			
	13			Total points for Category 6 (10 min / 35 max)			
Certifying Agent Category 6:							

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

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	Points Achieved	Points Possible	Criteria	Certifying Agent Notes
DM1 Hurricane (wind, rain, storm surge)				
DM1.01		2	Safe room	
DM1.02		2	Unvented attic or No attic	
DM1.03	2	2	Window, door, and skylight protection or impact resistant type	
DM1.04	-	1	Attached garage and exterior door protection	
DM1.05		1	Exterior structures and equipment properly anchored	
DM1.06		2	Secondary water protection installed on roof	
DM1.07		2	Adhesive applied to roof sheathing	
DM1.08		2	Roof Shingles	
DM1.09	2	2	Raised Slab or Pier Foundation	
DM1.10	5	5	Comply with Fortified For Safer Living Standards	
DM2 Flood (must incorporate all three)				
DM2.01	0	3	Finished floor level at least 12" above 100 yr flood plain	
			Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage	
			Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor	
DM3 Fire (must incorporate all three for 3.1)				
DM3.01	3	3	Fire resistant exterior wall cladding	
			Fire resistant roof covering or sub-roof	
			Fire resistant soffit and vent material	
DM3.02	0	3	Fire Sprinklers installed to cover 100% of living area of home	
DM4 Lightning & Electronics Protection				
DM4.01		1 - 2	Installed Surge Suppression or Lightning Protection System	
DM5 Termites (must comply w/required credits listed below AND EITHER DM 5.1 OR DM 5.2 OR DM 5.3 to receive points)				
		required	Seal slab penetrations (Health: H2.04)	
		required	Vegetation > 2 ft. from foundation (Materials: M3.06)	
		required	Sprinklers & emitters are 2 feet from house (Materials: M3.07) OR no installed irrigation (Water: W6.01)	
DM 5.01	0	10	DM 5.01: Chemical Soil Treatment Used	
			Yes Exterior cladding installed to prohibit intrusion	
			Yes Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (>2')	
			Yes Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent	
			Irrigation/sprinkler water does not hit building	
			Damage replacement warranty issued and available for annual renewal	
OR				

DM 5.02	10	DM 5.02: Chemical Soil Treatment Avoided	
		Chemical soil treatment avoided	
		Alternative Florida Building Code approved method of foundation protection employed	
DM 5.03	12	DM 5.3: Treated wood products	
		All wood products serving structural or exterior finish purposes are borate or ACQ treated	
DM 5.04	1	80% of Cellulose insulation used is Borate treated	
DM6 Mold and Leak Damage Prevention			
DM6.01	2	Mold Prevention - ASTM D3273	Certifying Agent Notes
		Install Water Leak Detection and Shut Off System	
DM6.02	1-3	1 Point: Leak Detection with Automatic Shut Off 2 Points: Leak Detection System Installed and tied to Mobile Smart Application 3 Points: Leak Detection AND Automatic Shut Off Systems Installed and tied to Mobile Smart Application	
DM6.03	2	Install Gas Leak Detection and Shut Off System that is tied to Mobile Smart Application	
DM7 Radon			
DM7.01	2	Install a radon/soil gas vent system in the home	Certifying Agent Notes
	12	47	Total Possible Points
	12	Total points for Category 7 (5 min / 30 max)	
Certifying Agent Category 7:			

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Revised 4/27/23

Points Achieved		Points Possible	Criteria	Certifying Agent Notes
G1 - Small House Credit				
G1.01	0	0 - 25	Conditioned house size (<i>enter no if not claiming any points</i>)	Certifying Agent Notes
			0 Square feet of conditioned area (pulls from Application Tab)	
G2 - Adaptability				
G2.01		2	Roof trusses designed for addition	Certifying Agent Notes
G2.02		1 - 2	Unfinished rooms 1point for >100 SF, 2 points for > 200 SF	
G2.03		1	Install a minimum of 2 upgraded automation system	
G2.04		1	Pre-Plumb for Solar Hot Water	
G2.05		3	Zero Energy Ready Home	
G2.06		2	Provide Future Connection to Public or Private Utility	
G2.07		2 - 3	Electric Vehicle Charging	
G3 - Renewable Power Generation				
G3.01	0	1 - 5	Reduce peak demand or annual load	Certifying Agent Notes
			Enter size of PV System in kW (1 point for each 2kW)	
G4 - Remodel & Existing Homes - NOTE: Credits G4.1 - G4.5 are ONLY available for EXISTING homes				
G4.01		10	Remodeling structure (HERS Index ≤ 80)	Certifying Agent Notes
G4.02		3	Water Closet 1.6 gpf and showers 2.5 gpm or less	
G4.03		2	Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads	
G4.04		2	Existing homes with pools - Upgrade pump to variable speed or dual speed	
G4.05		2	Improve roof to wall connections	
G5 - Other / ADDITIONAL CREDITS				
G5.01	0	1 - 2	Home builder/designer/architect/landscape architect member of FGBC	Certifying Agent Notes
			:Number of members on the team that are members of FGBC	
G5.02		2	Homeowner's manual, including information, benefits, operations - per reference guide	
G5.03	2	2	FGBC Green Homeowner Checklist	
G5.04		1	Plan for edible landscape/food garden	
G5.05	-	2	Guaranteed energy bills	
G5.06		2	FGBC Certified Professional	
G5.07		5	Energy Star Qualified Home	
G5.08		1 - 5	INNOVATIVE CREDITS	



		Description of innovation:
2	84	Total Possible Points (56 for new homes, 73 for existing homes)
2		Total points for Category 8 (0 min / 40 max)
Certifying Agent Category 8:		