

DATE 07/30/2008

Columbia County Building Permit
This Permit Must Be Prominently Posted on Premises During Construction

PERMIT
000026695

APPLICANT WILLIAM HARPER PHONE 623-3873
ADDRESS 119 SW HOBBY PL LAKE CITY FL 32024
OWNER MARY MCLANE PHONE 752-9697
ADDRESS 10001 SE CR 245 LAKE CITY FL 32025
CONTRACTOR WILLIAM HARPER PHONE 623-3873
LOCATION OF PROPERTY 441 S, L 240, R 245, GO ONE MILE ONE THE LEFT

TYPE DEVELOPMENT MODULAR, UTILITY ESTIMATED COST OF CONSTRUCTION 0.00
HEATED FLOOR AREA TOTAL AREA HEIGHT 16.00 STORIES 1
FOUNDATION WALLS FRAMED ROOF PITCH FLOOR
LAND USE & ZONING AG-3 MAX. HEIGHT 35
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00
NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 13-5S-17-09227-006 SUBDIVISION
LOT BLOCK PHASE UNIT TOTAL ACRES 1.01

RR28211402
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
EXISTING 08-0141E BK JH N
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: FLOOR ONE FOOT ABOVE THE ROAD, NOC ON FILE

BURNOUT REPLACEMENT NO CHARGE FOR PERMIT

Check # or Cash NO CHARGE

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power date/app. by Foundation date/app. by Monolithic date/app. by
Under slab rough-in plumbing date/app. by Slab date/app. by Sheathing/Nailing date/app. by
Framing date/app. by Rough-in plumbing above slab and below wood floor date/app. by
Electrical rough-in date/app. by Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by
Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by
M/H tie downs, blocking, electricity and plumbing date/app. by Pool date/app. by
Reconnection date/app. by Pump pole date/app. by Utility Pole date/app. by
M/H Pole date/app. by Travel Trailer date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ FIRE FEE \$ 0.00 WASTE FEE \$
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 0.00
INSPECTORS OFFICE L. H. CLERKS OFFICE mss

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED TO BE IN ACTIVE PROGRESS WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

5 OCTOBER 2009

MARY C. McLANE
10001 S.E. COUNTY ROAD 245
LAKE CITY, FL 32025

BUILDING & ZONING DEP'T
135 N.E. HERNANDO ST. SUITE B-21
LAKE CITY, FL 32055

RE: WILLIAM HARPER

GENTLEMEN:

HAVING FILED A CONSUMER COMPLAINT, MR. HARPER CAME TO MY HOME
FRIDAY, OCTOBER 1ST AND REPAIRED THE LEAKING ROOF AND SEALED THE
PORCH FLOORS AS NEEDED.

TODAY'S HARD RAIN SHOWED NO LEAKAGE, WE CAN CONSIDER THE MATTER
CLOSED.

SINCERELY,


MARY C. McLANE


26695

Spoke to Bill on 1-30-08 LH

Columbia County Building Permit Application

For Office Use Only Application # 0801-103 Date Received 1-18-08 By LH Permit # 26695
Zoning Official BLK Date 29.01.08 Flood Zone X FEMA Map # N/A Zoning A-3
Land Use A-3 Elevation N/A MFE 1st adms River N/A Plans Examiner OKJTH Date 125-09
Comments Burnout Replacement
☐ NOC ☐ EH ☒ Deed or PA ☐ Site Plan ☒ State Road Info ☐ Parent Parcel # _____
☐ Dev Permit # _____ ☐ In Floodway ☐ Letter of Authorization from Contractor
☒ Unincorporated area ☐ Incorporated area ☐ Town of Fort White ☐ Town of Fort White Compliance letter

Septic Permit No. 08-0141E Fax 386-752-2571

Name Authorized Person Signing Permit WILLIAM L. HARPER Phone 386-623-3873

Address 119 SW HOBBY PL. LAKE CITY, FL. 32024

Owners Name MARY C. McLANE Phone 386-752-9697

911 Address 10001^{SE} CR. 245 LAKE CITY, FL. 32025

Contractors Name WILLIAM L. HARPER Phone 386-623-3873

Address 119 SW HOBBY PL. LAKE CITY, FL. 32024

Fee Simple Owner Name & Address _____

Bonding Co. Name & Address _____

Architect/Engineer Name & Address CURTIS KREN 9263 CR 417 LIVE OAK, FL. 32060

Mortgage Lenders Name & Address _____

Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progress Energy

Property ID Number 13-55-17-09227-006 HX WX Estimated Cost of Construction \$1,00,000.00

Subdivision Name _____ Lot _____ Block _____ Unit _____ Phase _____

Driving Directions GO HWY. 441/41 SOUTH TO WATERMELOON PK. (Hwy. 240), GO LEFT (MYRTS RD.), GO TO HWY 245, GO RIGHT, GO 1 MILE (APPROX.) PROPERTY ON LEFT Number of Existing Dwellings on Property 0

Construction of MODULAR HOME Total Acreage 1.010 Lot Size _____

Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive Total Building Height 16'

Actual Distance of Structure from Property Lines - Front 50' Side 60' Side 75' Rear 130'

Number of Stories 1 Heated Floor Area 2045 Total Floor Area 2045 Roof Pitch 3/12

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

NOTICE OF COMMENCEMENT

County Clerk's Office Stamp or Seal

Tax Parcel Identification Number 13-58-17-09227-006 HK WX

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): SW 1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 17 EAST
a) Street (job) Address: 10001 SE C.R. 245

2. General description of improvements: MODULAR HOME

3. Owner Information

a) Name and address: Mary C. McLane
b) Name and address of fee simple titleholder (if other than owner) 10001 SE C.R. 245
c) Interest in property OWNER

4. Contractor Information

a) Name and address: WILLIAM L. HARPER
b) Telephone No.: 386-623-3873 Fax No. (Opt.) 386-752-2571

5. Surety Information

a) Name and address: W.L.
b) Amount of Bond: _____
c) Telephone No.: _____

6. Lender

a) Name and address: _____
b) Phone No.: _____

Inst: 200812001931 Date: 1/30/2008 Time: 3:25 PM
AP DC, P. DeWitt Cason, Columbia County Page 1 of 1

7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:

a) Name and address: _____
b) Telephone No.: _____ Fax No. (Opt.) _____

8. In addition to himself, owner designates the following person to receive a copy of the Ljenor's Notice as provided in Section 713.13(l)(b), Florida Statutes:

a) Name and address: _____
b) Telephone No.: _____ Fax No. (Opt.) _____

9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified):

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10. Mary C. McLane
Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager
Mary C. McLane
Print Name

The foregoing instrument was acknowledged before me, a Florida Notary, this 17 day of January, 2008, by:
Mary C. McLane as _____ (type of authority, e.g. officer, trustee, attorney
fact) for _____ (name of party on behalf of whom instrument was executed).

Personally Known ☒ OR Produced Identification _____ Type _____

Notary Signature Peggy A. Lewis Notary Stamp or Seal: _____

---AND---

11. Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Mary C. McLane
Signature of Natural Person Signing (in line #10 above.)



Peggy Lewis
Commission # DD533960
Expires June 2, 2010
Bonded Troy Fain - Insurance, Inc. 800-385-7019

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment

According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO BUILDING PERMITEE:

YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

OWNERS CERTIFICATION: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning. I further understand the above written responsibilities in Columbia County for obtaining this Building Permit.


Owners Signature

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit.


Contractor's Signature (Permittee)

Contractor's License Number RR282811402
Columbia County
Competency Card Number 000258

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 18 day of January 2008.
Personally known ☒ or Produced Identification ☐


State of Florida Notary Signature (For the Contractor)

SEAL:





STATE OF FLORIDA
DEPARTMENT OF HEALTH

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 08-0141-E

PART II - SITE PLAN

Scale: Each block represents 5 feet and 1 inch = 50 feet.



Notes: _____

Site Plan submitted by: C. D. [Signature] _____
Signature

[Signature] _____
Title

Plan Approved ☒ Not Approved _____

Date 11/30/08

By [Signature] Columbia County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

This Instrument Prepared by: Carol H. Wright,
of ASSOCIATED LAND TITLE GROUP, INC.,
300 N. MARION STREET, LAKE CITY, FLORIDA 32055,
For Purposes of Title Ins.
File # 170-36501
Parcel ID # 09227-002

00-02863

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

00 FEB 17 PM 2:17

RECORD VERIFIED

BK 0897 PG 0452

OFFICIAL RECORDS

MK
Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made February 16, 2000, BETWEEN

Jan P. Tulp and Patricia McLane Tulp, His Wife.
whose post office address is Route 3 Box 354C Lake City, Florida 32025 of the County of
Columbia, State of Florida, grantor, and

Gerard J. McLane and his wife, Mary C. McLane (SS#:
whose post office address is Route 3 Box 27558 Lake City, Florida 32025 of the County of
Columbia, State of Florida, grantee,

WITNESSETH: That the said grantor, for and in consideration of the sum of LOVE &
AFFECTION, and other good and valuable considerations to said grantor in hand paid by said
grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the
said grantee, and grantee's heirs, successors and assigns forever, the following described
land, situate, lying and being in COLUMBIA County, Florida to-wit:

See Schedule A attached hereto and by this reference made a part hereof.

Subject to easements and restrictions of record, if any, which are specifically not
extended or reimposed hereby. Subject to 2000 taxes and assessments.

Documentary Stamp 170
Intangible Tax 6
P. DeWitt Cason
Clerk of Court
By *MK* D.C.

and said grantor does hereby fully warrant the title to said land, and will defend the same
against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

BK 0897 PG 0453

Signed, sealed and delivered in the presence of:

OFFICIAL RECORDS

Carol H. Wright

CAROL H. WRIGHT

PLEASE PRINT OR TYPE NAME AS IT APPEARS

Jan P. Tulp

Patricia McLane Tulp

Patricia McLane Tulp

Deborah Housch

Deborah Housch

PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF Florida

COUNTY OF Columbia

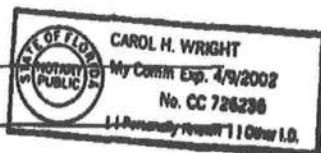
I HEREBY CERTIFY, that on February 16, 2000, before me personally appeared Jan P. Tulp and Patricia McLane Tulp, His Wife, who are personally known to me or has produced the identification identified below, who is the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

(☒) To me personally known () Identified by Driver's License () Identified by

My Commission Expires:

Commission No.:



Carol H. Wright
Notary **CAROL H. WRIGHT**

PLEASE PRINT OR TYPE NAME AS IT APPEARS

Schedule A

OFFICIAL RECORDS

TOWNSHIP 5 SOUTH - RANGE 17 EAST

SECTION 13

PARCEL B A parcel of land lying in the SW 1/4 of Section 13, Township 5 South, Range 17 East more particularly described as follows: **COMMENCE** at the SW corner of said Section 13 and run N 89°19' E along the South line thereof, 971.64 feet to the centerline of State Road No. 245; thence N 36°42'56" W along said centerline 652.36 feet; thence N 53°17'04" E, 50.00 feet to the Easterly right-of-way line of said State Road No. 245 and to a point on a curve to the right, having a radius of 2814.93 feet, an included angle of 05°54'10" and a chord bearing and distance of N 33°45'51" W, 289.87 feet; thence Northwesterly, along the arc of said curve and along said Easterly right-of-way line, 290.00 feet to a point on a curve to the right, having a radius of 2841.93 feet, an included angle of 08°50'05", and a chord bearing and distance of N 26°21'08" W, 437.78 feet; thence Northwesterly, along the arc of said curve and still along said Easterly right-of-way line, 438.21 feet; thence N 67°34'12" W, 192.15 feet to the point of beginning; thence continue N 67°34'12" E, 207.35 feet; thence S 18°57'50" E, 212.74 feet; thence S 67°34'12" W, 207.38 feet; thence N 18°57'50" W, 213.17 feet to the **POINT OF BEGINNING**.

EASEMENT **TOGETHER** with a easement for ingress and egress lying 16 feet to the South, as measured perpendicular to the following described line: **COMMENCE** at the SW corner of said Section 13 and run N 89°19' E, along the South line thereof, 971.64 feet to the centerline of State Road No. 245; thence N 36°42'56" W, along said centerline, 652.36 feet; thence N 53°17'04" E, 50.00 feet to the Easterly right-of-way line of said State Road No. 245 and to a point on a curve to the right, having a radius of 2814.93 feet, an included angle of 05°54'10" and a chord bearing and distance of N 33°45'51" W, 289.87 feet; thence Northwesterly along the arc of said curve and along said Easterly right-of-way line 290.00 feet to a point on a curve to the right, having a radius of 2841.93 feet, an included angle of 08°30'44" and a chord bearing and distance of N 26°30'48" W 421.82 feet; thence Northwesterly, along the arc of said curve and still along said Easterly right-of-way line, 422.21 feet to the **POINT OF BEGINNING** of said easement; thence run N 67°34'12" E, 192.28 feet; thence N 18°57'50" W, 16.00 feet;

File No: 170-36501

BK 0897 PG 0455

Schedule A

OFFICIAL RECORDS

thence N 67°34'12" E, 192.15 feet to a point on a curve to the left having a radius of 2841.93 feet, an included angle of 00°19'21", and a chord bearing and distance of S 22°05'46" E, 16.00 feet to the POINT OF BEGINNING.

File No: 170-36501



0801-103

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs
Residential Whole Building Performance Method A

Project Name:	110807TWN	Builder:	Town Homes, LLC
Address:		Permitting Office:	Columbia County
City, State:	Lake City, FL	Permit Number:	26695
Owner:	Model 2802-1018	Jurisdiction Number:	21500
Climate Zone:	North		

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit/Package	Cap: 36.0 kBtu/hr SEER: 14.00
3. Number of units, if multi-family	1	b. N/A	
4. Number of Bedrooms	2	c. N/A	
5. Is this a worst case?	Yes	13. Heating systems	
6. Conditioned floor area (ft²)	2045 ft²	a. Electric Heat Pump	Cap: 36.0 kBtu/hr HSPF: 7.70
7. Glass type ¹ and area: (Label reqd. by 13-104.4.5 if not default)		b. N/A	
a. U-factor:	Description Area	c. N/A	
(or Single or Double DEFAULT) 7a. (Dble Default) 253.6 ft²		14. Hot water systems	
b. SHGC:	7b. (Clear) 253.6 ft²	a. Electric Resistance	Cap: 50.0 gallons EF: 0.92
(or Clear or Tint DEFAULT) 7b. (Clear) 253.6 ft²		b. N/A	
8. Floor types		c. Conservation credits	
a. Raised Wood, Stem Wall	R=11.0, 2045.0ft²	(HR-Heat recovery, Solar	
b. N/A		DHP-Dedicated heat pump)	
c. N/A		15. HVAC credits	
9. Wall types		(CF-Ceiling fan, CV-Cross ventilation,	
a. Frame, Wood, Exterior	R=19.0, 1372.6 ft²	HF-Whole house fan,	
b. N/A		PT-Programmable Thermostat,	
c. N/A		MZ-C-Multizone cooling,	
d. N/A		MZ-H-Multizone heating)	
e. N/A			
10. Ceiling types			
a. Under Attic	R=19.0, 2045.0 ft²		
b. N/A			
c. N/A			
11. Ducts			
a. Sup: Unc. Ret: Unc. AH(Sealed):OutdoorsSup. R=6.0, 200.0 ft			
b. N/A			

SEE MANUFACTURER'S CONTRACT WITH FLORIDA DCA.

Glass/Floor Area: 0.12

Total as-built points: 23313

Total base points: 23537

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: [Signature]

DATE: DEC 05 2007

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

Date: 12-6-07 Plan No. _____
Approved By SCOTT S. FRANCIS

BUILDING OFFICIAL: _____

DATE: _____



1 Predominant glass type. For actual glass type and areas, see Summer & Winter Glass output on pages 284.

SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: , Lake City, FL,

PERMIT #:

BASE		AS-BUILT			
GLASS TYPES	Conditioned X BSPM = Points	Type/SC	Overhang	Area X SPM X SOF = Points	
18	18.59	1 Double, Clear	E 1.0 6.3	30.0 42.06 0.97	1229.0
	2045.0	2 Double, Clear	E 1.0 4.3	18.0 42.06 0.93	701.0
		3 Double, Clear	E 1.0 6.3	57.6 42.06 0.97	2360.0
		4 Double, Clear	W 1.0 6.3	37.5 38.52 0.97	1408.0
		5 Double, Clear	W 1.0 6.3	38.4 38.52 0.97	1442.0
		6 Double, Clear	S 1.0 4.3	9.0 35.87 0.88	283.0
		7 Double, Clear	N 1.0 8.0	40.0 19.20 0.99	761.0
		8 Double, Clear	N 1.0 7.3	19.2 19.20 0.99	363.0
		9 Double, Clear	N 1.0 6.7	3.9 19.20 0.88	73.0
		As-Built Total:		253.6	8620.0
WALL TYPES	Area X BSPM = Points	Type	R-Value	Area X SPM = Points	
Adjacent	0.0 0.00	0.0			
Exterior	1372.6 1.70	1. Frame, Wood, Exterior	19.0	1372.6 0.90	1235.3
		As-Built Total:		1372.6	1235.3
DOOR TYPES	Area X BSPM = Points	Type	Area X SPM = Points		
Adjacent	0.0 0.00	0.0			
Exterior	37.8 6.10	1 Exterior Insulated	20.0	4.10	82.0
		2 Exterior Insulated	17.8	4.10	73.0
		As-Built Total:		37.8	155.0
CEILING TYPES	Area X BSPM = Points	Type	R-Value	Area X SPM X SCM = Points	
Under Attic	2045.0 1.73	1. Under Attic	19.0	2045.0 2.34 X 1.00	4785.3
		As-Built Total:		2045.0	4785.3
FLOOR TYPES	Area X BSPM = Points	Type	R-Value	Area X SPM = Points	
Slab	0.0(p) 0.0	0.0			
Raised	2045.0 -3.99	1. Raised Wood Stem Wall	11.0	2045.0 -1.90	-3885.5
		As-Built Total:		2045.0	-3885.5
INFILTRATION	Area X BSPM = Points		Area X SPM = Points		
	2045.0 10.21		2045.0 10.21		20879.4

SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: , Lake City, FL,

PERMIT #:

BASE		AS-BUILT			
Summer Base Points: 25664.7		Summer As-Built Points:			
Total Summer Points	X System Multiplier	=	Cooling Points		
25664.7	0.3250		8341.0		
(sys 1: Central Unit 35000Btu/h, SEER14.0 Ducts Uncl(R), Out(AH) R6 Q(NS) 31790 1.00 (1.09 x 1.147 x 0.97) 0.244 1.000 9388.7 31790 1.00 (1.09 x 1.147 x 0.97) 0.244 1.000 9388.7					
		Total Component (System - Points)	X Cap Ratio (DM x DSM x AHU)	X Duct Multiplier	X System Multiplier
		31789.6	1.00	1.211	0.244
					1.000
					9388.7
					9388.7

WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: , Lake City, FL,

PERMIT #:

BASE				AS-BUILT																
GLASS TYPES				Overhang																
.18 X Conditioned X BWPM = Points Floor Area				Ornt Len Hgt Area X WPM X WOF = Points																
Type/SC																				
18				2045.0	20.17	7425.0	1 Double Clear				E	1.0	6.3	30.0	18.79	1.01	571.0			
							2 Double Clear				E	1.0	4.3	18.0	18.79	1.03	348.0			
							3 Double Clear				E	1.0	6.3	57.6	18.79	1.01	1097.0			
							4 Double Clear				W	1.0	6.3	37.5	20.73	1.01	782.0			
							5 Double Clear				W	1.0	6.3	38.4	20.73	1.01	801.0			
							6 Double Clear				S	1.0	4.3	9.0	13.30	1.09	130.0			
							7 Double Clear				N	1.0	8.0	40.0	24.58	1.00	982.0			
							8 Double Clear				N	1.0	7.3	19.2	24.58	1.00	471.0			
							9 Double Clear				N	1.0	6.7	3.9	24.58	1.00	95.0			
							As-Built Total:										253.6	5277.0		
WALL TYPES				Area X BWPM = Points										R-Value		Area X WPM = Points				
Adjacent Exterior				0.0	0.00	0.0	5078.6	1. Frame, Wood, Exterior				19.0	1372.6	2.20		3019.7				
Base Total:				1372.6	5078.6										1372.6		3019.7			
DOOR TYPES				Area X BWPM = Points										Area X WPM = Points						
Adjacent Exterior				0.0	0.00	0.0	1 Exterior Insulated				20.0	8.40		168.0						
				37.8	12.30	464.9	2 Exterior Insulated				17.8	8.40		149.5						
Base Total:				37.8	464.9										37.8		317.5			
CEILING TYPES				Area X BWPM = Points										R-Value		Area X WPM X WCM = Points				
Under Attic				2045.0	2.05	4192.3	1 Under Attic				19.0	2045.0	2.70 X 1.00		5521.5					
Base Total:				2045.0	4192.3										2045.0		5521.5			
FLOOR TYPES				Area X BWPM = Points										R-Value		Area X WPM = Points				
Slab				0.0(p)	0.0	0.0	1. Raised Wood, Stem Wall				11.0	2045.0	1.20		2454.0					
Raised				2045.0	0.96	1963.2														
Base Total:				1963.2	1963.2										2045.0		2454.0			
INFILTRATION				Area X BWPM = Points										Area X WPM = Points						
				2045.0	-0.59	-1205.5					2045.0		-0.59		-1205.5					

WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: , Lake City, FL,

PERMIT #:

BASE			AS-BUILT						
Winter Base Points:			Winter As-Built Points:						
Total Winter Points	X System Multiplier	= Heating Points	Total Component (System - Points)	X Cap Ratio	X Duct Multiplier (DM x DSM x AHU)	X System Multiplier	X Credit Multiplier	= Heating Points	
17917.5	0.5540	9926.3	15383.2	1.000	(1.069 x 1.169 x 1.02) 0.443	1.000	1.000	8653.9	
(sys 1: Electric Heat Pump 36000 btuh .EFF(7.7) Ducts Unc(S),Unc(R),Out(AH),RE.0									
17917.5	0.5540	9926.3	15383.2	1.000	1.270	0.443	1.000	8653.9	

WATER HEATING & CODE COMPLIANCE STATUS

Residential Whole Building Performance Method A - Details

ADDRESS: Lake City, FL, PERMIT #:

BASE			AS-BUILT		
WATER HEATING					
Number of Bedrooms	X Multiplier	= Total	Tank Volume	EF Bedrooms	Number of X Tank X Multiplier X Ratio Credit = Total Multiplier
2	2635.00	5270.0	50.0	0.92	2 1.00 2635.00 1.00 5270.0
			As-Built Total:		
			5270.0		

CODE COMPLIANCE STATUS

BASE							AS-BUILT						
	Cooling Points	+	Heating Points	+	Hot Water Points	= Total Points		Cooling Points	+	Heating Points	+	Hot Water Points	= Total Points
	8341		9926		5270	23537		9389		8654		5270	23313

PASS



Code Compliance Checklist

Residential Whole Building Performance Method A - Details

ADDRESS: , Lake City, FL, PERMIT #:

6A-21 INFILTRATION REDUCTION COMPLIANCE CHECKLIST

COMPONENTS	SECTION	REQUIREMENTS FOR EACH PRACTICE	CHECK
Exterior Windows & Doors Exterior & Adjacent Walls	606 1.ABC.1.1	Maximum: 3 cm (1 1/2" ft. window area, 5 cm (2" ft. door area).	
	606 1.ABC.1.2	Caulk, gasket, weatherstrip or seal between: windows/doors & frames, surrounding wall; foundation & wall sole or sill plate; joints between exterior wall panels at corners; utility penetrations; between wall panels & top/bottom plates; between walls and floor. EXCEPTION: Frame walls where a continuous infiltration barrier is installed that extends from, and is sealed to, the foundation to the top plate.	
Floors	606 1.ABC.1.2.2	Penetrations/openings >1/8" sealed unless backed by truss or joint members. EXCEPTION: Frame floors where a continuous infiltration barrier is installed that is sealed to the perimeter, penetrations and seams.	
Ceilings	606 1.ABC.1.2.3	Between walls & ceilings: penetrations of ceiling plane of top floor, around shafts, chases, soffits, chimneys, cabinets sealed to continuous air barrier; gaps in gyp board & top plate; attic access. EXCEPTION: Frame ceilings where a continuous infiltration barrier is installed that is sealed at the perimeter, at penetrations and seams.	
Recessed Lighting Fixtures	606 1.ABC.1.2.4	Type IC rated with no penetrations, sealed, or Type IC or non-IC rated, installed inside a sealed box with 1/2" clearance & 3" from insulation, or Type IC rated with < 2.0 cm from conditioned space, tested.	
Multi-story Houses	606 1.ABC.1.2.5	Air barrier on perimeter of floor cavity between floors.	
Additional Infiltration reqts	606 1.ABC.1.3	Exhaust fans vented to outdoors, dampers; combustion space heaters comply with NFPA, have combustion air.	

6A-22 OTHER PRESCRIPTIVE MEASURES (must be met or exceeded by all residences.)

COMPONENTS	SECTION	REQUIREMENTS	CHECK
Water Heaters	612.1	Comply with efficiency requirements in Table 612.1 ABC 3.2. Switch or clearly marked circuit breaker (electric) or cutoff (gas) must be provided. External or built-in heat trap required. Spas & heated pools must have covers (except solar heated). Non-commercial pools must have a pump timer. Gas spa & pool heaters must have a minimum thermal efficiency of 78%.	
Swimming Pools & Spas	612.1		
Shower heads	612.1	Water flow must be restricted to no more than 2.5 gallons per minute at 80 PSIG.	
Air Distribution Systems	610.1	All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated, and installed in accordance with the criteria of Section 610. Ducts in unconditioned attics, R-6 min. insulation.	
HVAC Controls	607.1	Separate readily accessible manual or automatic thermostat for each system.	
Insulation	604.1, 602.1	Ceilings-Min. R-19. Common walls-Frame R-11 or CBS R-3 both sides. Common ceiling & floors R-11.	

CERTIFICATE OF OCCUPANCY

OCCUPANCY

COLUMBIA COUNTY, FLORIDA

Department of Building and Zoning Inspection

This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.

Parcel Number 13-5S-17-09227-006

Building permit No. 000026695

Use Classification MODULAR, UTILITY

Fire: 0.00

Permit Holder WILLIAM HARPER

Waste:

Owner of Building MARY MCCLANE

Total: 0.00

Location: 10001 SE CR 245, LAKE CITY, FL

Date: 02/29/2008

Mary Dicks

Building Inspector



POST IN A CONSPICUOUS PLACE
(Business Places Only)



ENGINEERING • INSPECTIONS
CERTIFICATIONS • TESTING

December 6, 2007
TownHomes, LLC.
133 S.E. Newell Drive
Lake City, FL 32056

RE: Manufacturer: TownHomes, Inc.
S/N Size & Occupancy 2802-1018 26'-8" X 64'-0" 13'-4" X 26'-8" R-3
HWC Plan#: 2198-0051F

To Whom It May Concern:

This is to certify that the plans for the referenced manufactured building have been reviewed and approved as being in compliance with the 2004 Florida Codes and Standards, with 2005/06/07 supplement, as noted on the approved drawings, subject to the following limitations:

1. Approval covers factory-built structure only (Note: Any alterations to factory built structure on site voids state approval)
2. Items installed at the site are subject to review, approval, and inspection by the local authority having jurisdiction.
3. The Chapter 633 Plan Review and Inspection shall be conducted by the local fire safety inspector.
4. Signed and sealed plans shall be on file with HWC Engineering.
5. NOT approved for High Velocity Hurricane Zone (i.e. Broward and Dade Counties).

Sincerely,

HILBORN, WERNER, CARTER & ASSOCIATES, INC.


Plan Reviewer

HILBORN, WERNER, CARTER AND ASSOCIATES, INC.
1627 SOUTH MYRTLE AVENUE CLEARWATER, FLORIDA 33756
(727) 584-8151
FAX: (727) 586-3343 / (727) 585-2392 / (727) 587-0447
Modular Design Inspection

Job 39016	Truss M421901	Truss Type MONO TRUSS	Qty 1	Ply 1	TOWNHOMES 216 FL 2160401
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Universal Forest Products Inc., Grand Rapids, MI 49525, Brad Rose 6.500 e Dec 14 2006 MiTek Industries, Inc. Tue Jan 09 15:45:11 2007 Page 1

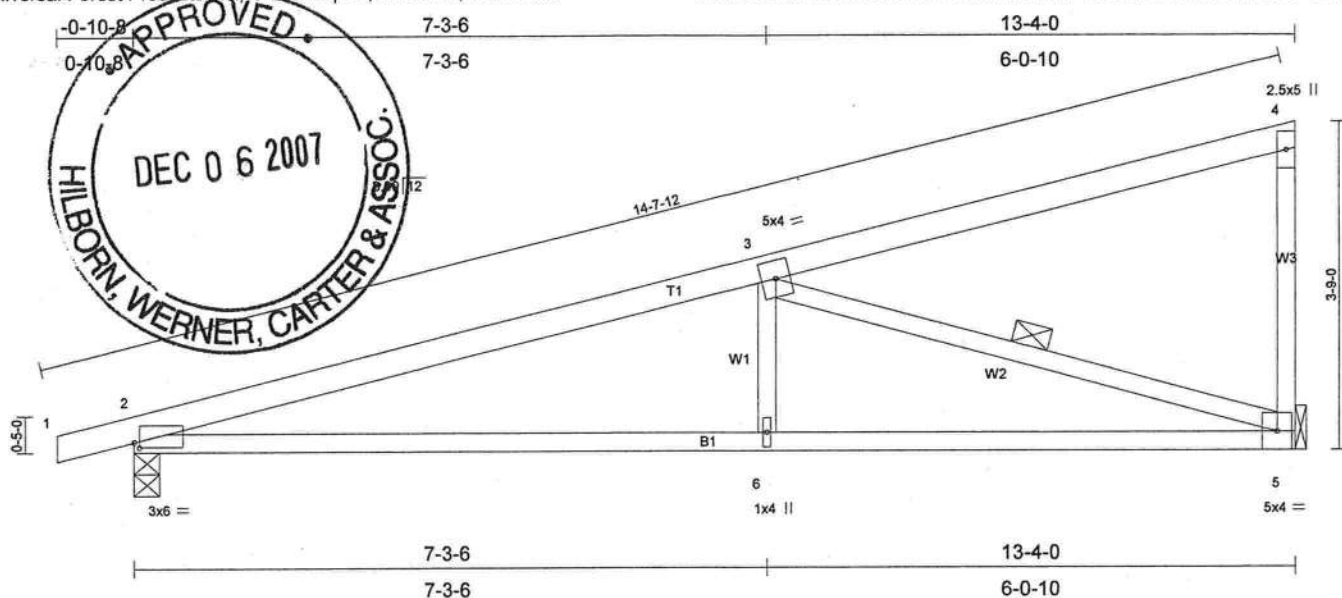


Plate Offsets (X,Y): [2:0-0-11,0-0-11]

LOADING (psf)	SPACING	2-0-0	CSI	DEFL	in	(loc)	I/defl	L/d	PLATES	GRIP
TCLL 20.0	Plates Increase	1.15	TC 0.74	Vert(LL)	0.28	2-6	>564	240	MT20	197/144
(Ground Snow=20.0)	Lumber Increase	1.15	BC 0.77	Vert(TL)	-0.43	2-6	>366	180		
TCDL 7.0	Rep Stress Incr	YES	WB 0.61	Horz(TL)	-0.04	5	n/a	n/a		
BCLL 10.0	Code IBC2003/TPI2002		(Matrix)							
BCDL 7.0									Weight: 37 lb	

LUMBER

TOP CHORD 2 X 4 SPF No.2
BOT CHORD 2 X 3 SPF No.2
WEBS 2 X 3 SPF No.3

REACTIONS (lb/size) 2=524/0-3-8, 5=476/Mechanical
Max Horz 2=224(LC 6)
Max Uplift 2=-402(LC 6), 5=-358(LC 6)
Max Grav 2=654(LC 13), 5=573(LC 3)

FORCES (lb) - Maximum Compression/Maximum Tension

TOP CHORD 1-2=0/5, 2-3=-1226/1103, 3-4=-96/11, 4-5=-168/249
BOT CHORD 2-6=-1335/1137, 5-6=-1335/1137
WEBS 3-6=0/244, 3-5=-1165/1376

BRACING

TOP CHORD Structural wood sheathing directly applied or 3-8-4 oc [P]
purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 3-5-1 oc bracing.
WEBS 1 Row at midpt 3-5



NOTES

- 1) Wind: ASCE 7-02; 130mph; h=30ft; TCDL=3.0psf; BCDL=3.0psf; Category II; Exp C; enclosed; MWFRS and C-C Exterior(2) zone; Lumber DOL=1.60 plate grip DOL=1.33 Plate metal DOL=1.33. This truss is designed for C-C for members and forces, and for MWFRS for reactions specified.
- 2) TCLL: ASCE 7-02; Pg=20.0 psf (ground snow); Ps=20.0 psf (roof snow); Category II; Exp C; Partially Exp.; Ct= 1; IBC 1608.3 minimum flat roof snow load governs.
- 3) Roof design snow load has been reduced to account for slope.
- 4) Unbalanced snow loads have been considered for this design.
- 5) This truss has been designed for greater of min roof live load of 20.0 psf or 2.00 times flat roof load of 14.0 psf on overhangs non-concurrent with other live loads.
- 6) This truss has been designed as per IBC Sect. 1605.3.1.1 Load reduction, for multiple live loads.
- 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 402 lb uplift at joint 2 and 358 lb uplift at joint 5.
- 8) This truss is designed in accordance with the 2003 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 9) This truss has been designed to meet the 2003 IBC Section 2308.10.7.1; 2003 IRC R802.10.2

1/9/07

WARNING - Verify design parameters and READ NOTES

This building component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under section 2.3 of TPI1-2002. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-03 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\Mitek\Suppl templates\lufp.tpe ©copyright 2007 by: Universal Forest Products, Inc.



Job 39016	Truss M421901	Truss Type MONO TRUSS	Qty 1	Ply 1	TOWNHOMES 216 FL 2160401
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Universal Forest Products Inc., Grand Rapids, MI 49525, Brad Rose

6.500 e Dec 14 2006 MiTek Industries, Inc. Tue Jan 09 15:45:11 2007 Page 2



WARNING - Verify design parameters and READ NOTES

This building component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under section 2.3 of TP11-2002. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-03 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madosn, WI 53719 J:\support\MitekSupp\templates\lufp.tpe ©copyright 2007 by: Universal Forest Products, Inc.

Universal Forest Products, Inc. 2801 EAST BELTLINE RD, NE
PHONE (616)-364-6161 FAX (616)-365-0060 GRAND RAPIDS, MI 49505



PRODUCT APPROVAL

TOWNHOMES, LLC
MODEL NUMBER: 2802-1018
HWC NUMBER: 2198-0051

EXTERIOR DOORS

CATEGORY	MANUFACTURER	DESCRIPTION	APPROVAL #
SWINGING DOUBLE	ELIXER JELD-WEN	EXTERIOR DOOR EXT. DOUBLE DOOR	FL1722-R1 FL3942

EXTERIOR WINDOWS

CATEGORY	MANUFACTURER	DESCRIPTION	APPROVAL #
SINGLE HUNG	KINRO	SINGLE HUNG	FL993-R2

EXTERIOR WALL

CATEGORY	MANUFACTURER	DESCRIPTION	APPROVAL #
SIDING FASCIA	VARIFORM, INC. JAMES HARDIE	VINYL SIDING HARDI-BOARD FASCIA	FL1606-R1 FL1889-R1

ROOFING

CATEGORY	MANUFACTURER	DESCRIPTION	APPROVAL #
SHINGLES FASTENERS	OWENS CORNING SENCO PRODUCTS	ASPHALT SHINGLES ROOFING NAIL	FL3663-R1 FL5135

STRUCTURAL

CATEGORY	MANUFACTURER	DESCRIPTION	APPROVAL #
STRAPPING TRUSS TIE-DOWN	UNITED STEEL PRODUCTS SIMPSON	UPLIFT STRAPS TRUSS TIE-DOWN	FL822 FL1423-R2

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs
Residential Whole Building Performance Method A

Project Name: **110807TWN**
Address:
City, State: **Lake City, FL**
Owner: **Model 2802-1018**
Climate Zone: **North**

Builder:
Permitting Office:
Permit Number:
Jurisdiction Number:



1. New construction or existing New ☐
2. Single family or multi-family Single family ☐
3. Number of units, if multi-family 1 ☐
4. Number of Bedrooms 2 ☐
5. Is this a worst case? Yes ☐
6. Conditioned floor area (ft²) 2045 ft² ☐
7. Glass type¹ and area: (Label reqd. by 13-104.4.5 if not default)
 - a. U-factor: Description Area

(or Single or Double DEFAULT) 7a. (Dble Default) 253.6 ft² ☐
 - b. SHGC: 7b. (Clear) 253.6 ft² ☐

(or Clear or Tint DEFAULT)
8. Floor types
 - a. Raised Wood, Stem Wall R=11.0, 2045.0ft² ☐
 - b. N/A ☐
 - c. N/A ☐
9. Wall types
 - a. Frame, Wood, Exterior R=19.0, 1372.6 ft² ☐
 - b. N/A ☐
 - c. N/A ☐
 - d. N/A ☐
 - e. N/A ☐
10. Ceiling types
 - a. Under Attic R=19.0, 2045.0 ft² ☐
 - b. N/A ☐
 - c. N/A ☐
11. Ducts
 - a. Sup: Hnc. Ret: Unc. AH(Sealed): Outdoors Sup. R=6.0, 200.0 ft² ☐
 - b. N/A ☐

12. Cooling systems
 - a. Central Unit/Package Cap: 36.0 kBtu/hr ☐
 - b. N/A ☐
 - c. N/A ☐
13. Heating systems
 - a. Electric Heat Pump Cap: 36.0 kBtu/hr ☐
 - b. N/A ☐
 - c. N/A ☐
14. Hot water systems
 - a. Electric Resistance Cap: 50.0 gallons ☐
 - b. N/A ☐
 - c. Conservation credits EF: 0.92 ☐
15. HVAC credits

(CF-Ceiling fan, CV-Cross ventilation,
HF-Whole house fan,
PT-Programmable Thermostat,
MZ-C-Multizone cooling,
MZ-H-Multizone heating)

Glass/Floor Area: 0.12

Total as-built points: 23313

Total base points: 23537

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: DATE: **DEC 05 2007**

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

Date: **12-07** Plan No. _____
Approved By **SCOTT S. FRANCIS**

BUILDING OFFICIAL: _____

DATE: _____



¹ Predominant glass type. For actual glass type and areas, see Summer & Winter Glass output on pages 2&4.

SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: , Lake City, FL,

PERMIT #:

BASE		AS-BUILT	
GLASS TYPES			
.18 X Conditioned X BSPM = Points		Overhang	
Floor Area		Omt Len Hgt Area X SPM X SOF = Points	
.18 2045.0 18.59 6843.0		E 1.0 6.3 30.0 42.06 0.97 1229.0	
		E 1.0 4.3 18.0 42.06 0.93 701.0	
		E 1.0 6.3 57.5 42.06 0.97 2350.0	
		W 1.0 6.3 37.5 38.52 0.97 1408.0	
		W 1.0 6.3 38.4 38.52 0.97 1442.0	
		S 1.0 4.3 9.0 35.87 0.88 283.0	
		N 1.0 8.0 40.0 19.20 0.99 761.0	
		N 1.0 7.3 19.2 19.20 0.99 363.0	
		N 1.0 6.7 3.9 19.20 0.98 73.0	
		As-Built Total:	253.6 8620.0
WALL TYPES	Area X BSPM = Points	Type	R-Value Area X SPM = Points
Adjacent	0.0 0.00 0.0	1. Frame, Wood, Exterior	19.0 1372.6 0.90 1235.3
Exterior	1372.6 1.70 2333.4		
Base Total:	1372.6 2333.4	As-Built Total:	1372.6 1235.3
DOOR TYPES	Area X BSPM = Points	Type	Area X SPM = Points
Adjacent	0.0 0.00 0.0	1. Exterior Insulated	20.0 4.10 82.0
Exterior	37.8 6.10 230.6	2. Exterior Insulated	17.8 4.10 73.0
Base Total:	37.8 230.6	As-Built Total:	37.8 155.0
CEILING TYPES	Area X BSPM = Points	Type	R-Value Area X SPM X SCM = Points
Under Attic	2045.0 1.73 3537.9	1. Under Attic	19.0 2045.0 2.34 X 1.00 4785.3
Base Total:	2045.0 3537.9	As-Built Total:	2045.0 4785.3
FLOOR TYPES	Area X BSPM = Points	Type	R-Value Area X SPM = Points
Slab	0.0(p) 0.0 0.0	1. Raised Wood, Stem Wall	11.0 2045.0 -1.90 -3885.5
Raised	2045.0 -3.99 -8159.5		
Base Total:	-8159.5	As-Built Total:	2045.0 -3885.5
INFILTRATION	Area X BSPM = Points		Area X SPM = Points
	2045.0 10.21 20879.4		2045.0 10.21 20879.4

SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: , Lake City, FL,

PERMIT #:

BASE		AS-BUILT	
Summer Base Points: 25664.7		Summer As-Built Points:	
Total Summer Points	X System Multiplier	Total Component (System - Points)	X Cap Ratio (DM x DSM x AHU) X Duct Multiplier X System Multiplier X Credit = Cooling Points
25664.7	0.3250	31789.6	1.00 1.211 0.244 1.000 9388.7 31789.6 1.00 1.211 0.244 1.000 9388.7

(sys 1: Central Unit 36000btuh SEER=EFF(14.0) Ducts=Uncl(S) Under=Uncl(S) RE=0(MS)

WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: Lake City, FL,

PERMIT #:

BASE			AS-BUILT		
GLASS TYPES	Area X BWPM = Points		Overhang		
.18 X Conditioned Floor Area			Ornt	Len	Hgt Area X WPM X WOF = Points
	2045.0	20.17	7425.0		
1. Double, Clear			E	1.0	6.3 30.0 18.79 1.01 571.0
2. Double, Clear			E	1.0	4.3 18.0 18.79 1.03 348.0
3. Double, Clear			E	1.0	6.3 57.6 18.79 1.01 1097.0
4. Double, Clear			W	1.0	6.3 37.5 20.73 1.01 782.0
5. Double, Clear			W	1.0	6.3 38.4 20.73 1.01 801.0
6. Double, Clear			S	1.0	4.3 9.0 13.30 1.08 130.0
7. Double, Clear			N	1.0	8.0 40.0 24.58 1.00 982.0
8. Double, Clear			N	1.0	7.3 19.2 24.58 1.00 471.0
9. Double, Clear			N	1.0	6.7 3.9 24.58 1.00 95.0
As-Built Total:					253.6 5277.0
WALL TYPES	Area X BWPM = Points		Type	R-Value	Area X WPM = Points
Adjacent	0.0	0.00	0.0		
Exterior	1372.6	3.70	5078.6	1.0	1372.6 2.20 3019.7
Base Total:	1372.6	5078.6			1372.6 3019.7
DOOR TYPES	Area X BWPM = Points		Type		Area X WPM = Points
Adjacent	0.0	0.00	0.0		
Exterior	37.8	12.30	464.9		20.0 8.40 168.0
Base Total:	37.8	464.9			17.8 8.40 149.5
CEILING TYPES	Area X BWPM = Points		Type	R-Value	Area X WPM X WCM = Points
Under Attic	2045.0	2.05	4192.3	19.0	2045.0 2.70 X 1.00 5521.5
Base Total:	2045.0	4192.3			2045.0 5521.5
FLOOR TYPES	Area X BWPM = Points		Type	R-Value	Area X WPM = Points
Slab	0.0(p)	0.0	0.0		
Raised	2045.0	0.96	1953.2	11.0	2045.0 1.20 2454.0
Base Total:			1953.2		2045.0 2454.0
INFILTRATION	Area X BWPM = Points				Area X WPM = Points
	2045.0	-0.59	-1206.5		2045.0 -0.59 -1206.5

WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: Lake City, FL,

PERMIT #:

BASE		AS-BUILT	
Winter Base Points:	17917.5	Winter As-Built Points:	15383.2
Total Winter X System = Heating Points		Total X Cap X Duct X System X Credit = Heating Points	
		Component Ratio Multiplier Multiplier	
		(System - Points) (DM x DSM x AHU)	
		(sys 1: Electric Heat Pump 36000 btuh .EFF(7.7) Ducts Unc(S) Unc(R) Out(AH) R6.0	
		15383.2 1.000 (1.069 x 1.169 x 1.02) 0.443 1.000 8653.9	
17917.5	0.5540	15383.2 1.00 1.270 0.443 1.000 8653.9	

WATER HEATING & CODE COMPLIANCE STATUS

Residential Whole Building Performance Method A - Details

ADDRESS: , Lake City, FL,

PERMIT #:

BASE				AS-BUILT			
WATER HEATING							
Number of Bedrooms	X	Multiplier	= Total	Tank Volume	EF	Number of Bedrooms	X Tank X Multiplier X Credit = Total Multiplier
2		2635.00	5270.0	50.0	0.92	2	1.00 2635.00 1.00
				As-Built Total:			
				5270.0			

CODE COMPLIANCE STATUS

BASE				AS-BUILT			
Cooling Points	+ Heating Points	= Total Points		Cooling Points	+ Heating Points	= Total Points	
8341	9926	5270	23537	9389	8654	5270	23313

PASS**Code Compliance Checklist**

Residential Whole Building Performance Method A - Details

ADDRESS: , Lake City, FL,

PERMIT #:

6A-21 INFILTRATION REDUCTION COMPLIANCE CHECKLIST

COMPONENTS	SECTION	REQUIREMENTS FOR EACH PRACTICE	CHECK
Exterior Windows & Doors	606.1.ABC.1.1	Maximum 3 cfm/sq. ft. window area, 5 cfm/sq. ft. door area.	
Exterior & Adjacent Walls	606.1.ABC.1.2.1	Caulk, gasket, weatherstrip or seal between windows/doors & frames, surrounding wall, foundation & wall sole or sill plate; joints between exterior wall panels at corners; utility penetrations; between wall panels & top/bottom plates; between walls and floor. EXCEPTION: Frame walls where a continuous infiltration barrier is installed that extends from, and is sealed to, the foundation to the top plate.	
Floors	606.1.ABC.1.2.2	Penetrations/openings > 1/8" sealed unless backed by truss or joist members. EXCEPTION: Frame floors where a continuous infiltration barrier is installed that is sealed to the perimeter, penetrations and seams.	
Ceilings	606.1.ABC.1.2.3	Between walls & ceilings: penetrations of ceiling plane of top floor, around shafts, chases, soffits, chimneys, cabinets sealed to continuous air barrier; gaps in gyp board & top plate, attic access. EXCEPTION: Frame ceilings where a continuous infiltration barrier is installed that is sealed at the perimeter, at penetrations and seams.	
Recessed Lighting Fixtures	606.1.ABC.1.2.4	Type IC rated with no penetrations, sealed, or Type IC or non-IC rated, installed inside a sealed box with 1/2" clearance & 3" from insulation; or Type IC rated with < 2.0 cfm from conditioned space, tested.	
Multi-story Houses	606.1.ABC.1.2.5	Air barrier on perimeter of floor cavity between floors.	
Additional Infiltration Tests	606.1.ABC.1.3	Exhaust fans vented to outdoors, dampers, combustion space heaters comply with NFPA, have combustion air.	

6A-22 OTHER PRESCRIPTIVE MEASURES (must be met or exceeded by all residences.)

COMPONENTS	SECTION	REQUIREMENTS	CHECK
Water Heaters	612.1	Comply with efficiency requirements in Table 612.1.ABC.3.2. Switch or clearly marked circuit breaker (electric) or cutoff (gas) must be provided. External or built-in heat trap required.	
Swimming Pools & Spas	612.1	Spas & heated pools must have covers (except solar heated). Non-commercial pools must have a pump timer. Gas spa & pool heaters must have a minimum thermal efficiency of 78%.	
Shower heads	612.1	Water flow must be restricted to no more than 2.5 gallons per minute at 80 PSIG.	
Air Distribution Systems	610.1	All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated, and installed in accordance with the criteria of Section 610. Ducts in unconditioned attics: R-6 min. insulation.	
HVAC Controls	607.1	Separate readily accessible manual or automatic thermostat for each system.	
Insulation	604.1, 602.1	Ceilings-Min. R-19. Common walls-Frame R-11 or CBS R-3 both sides. Common ceiling & floors R-11.	