

Florida Water StarSM Checklist for Multifamily Developments



Completion of this checklist is mandatory for determining the Florida Water StarSM (FWS) Multifamily rating of new multifamily projects (e.g., condominiums, townhomes, apartments, duplexes, etc.). Properties shall be validated by a Florida Water Star-accredited inspector using this checklist.

Refer to the FWS Technical Manual for additional information on the criteria and practices at FloridaWaterStar.com.

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Certificate Requirements

- **Apartment Buildings**
 - One certificate for each building. Checklists include: (1) Indoor Common Areas, (2) Centrally Controlled Irrigation Systems and Common Areas and (3) Common Area Landscapes.
 - One certificate for each apartment. Checklists include: Indoor Individual dwelling units.
 - Program administrator pre-approval is required for sampling option.
- **Duplexes, Townhomes and Condominiums — Centrally Controlled Irrigation Systems:**
 - One certificate for each address. Checklists include: (1) Indoor Individual Dwelling Units.
 - One certificate for each building. Checklists include: (1) Centrally Controlled Irrigation Systems and Common Areas and (2) Common Area Managed Landscapes.
- **Duplexes, Townhomes and Condominiums — Dwelling Unit Controlled Irrigation Systems:**
 - One certificate for each address. Checklists include: (1) Indoor Individual Dwelling Units, (2) Dwelling Unit Controlled Irrigation Systems and (3) Dwelling Unit Managed Landscapes.
 - If applicable, one certificate for common area/amenity building(s). Checklists include: (1) Indoor Common Areas, (2) Centrally Controlled Irrigation Systems and Common Areas and (3) Common Area Managed Landscapes.

Disclaimer: This checklist is provided for guidance only. It summarizes criteria from the Florida Water StarSM Technical Manual but does not replace or supersede the official requirements. Completion of this checklist does not constitute certification or demonstrate compliance. Only the Florida Water StarSM Program is authorized to issue official Compliance Certificates.

Project Information, General Information and Required Submittals

Project Information	
Project Name	
Project Address	
County	
Project Type	
Water Management District	

General Information			
Owner Information		Inspector Information	
Owner's Name		Inspector's Name	
Company		Company	
Address		Address	
City		City	
Zip		Zip	
Phone		Phone	
Email		Email	

Required Submittals	Yes	No	NA
Indoor/schedule of fixtures/appliances, including performance specifications			
Irrigation design and schedule			
Water budget calculations			
Landscape design			
Plant palette			

Indoor

Indoor Individual Dwelling Units

	Criteria	Yes	No	NA
INC 1	All fixture and appliance supply lines shall use reinforced hoses.			
INC 2	All toilets shall be high efficiency (1.28 gallons/flush with an UNAR MaP rating above 350 grams per flush). WaterSense®-labeled toilets comply.			
INC 3	Single showerhead with flow rate of 2 gallons/minute or less shall be installed. WaterSense®-labeled showerheads comply.			
INC 4	All lavatory sink faucets shall have flow rates of 1.5 gallons/minute or less. WaterSense®-labeled comply.			
INC 5	If the applicant chooses to install a clothes washer, it shall be currently ENERGY STAR® listed.			
INC 6	If the applicant chooses to install a dishwasher, it shall be currently ENERGY STAR® listed.			

Indoor Common Areas

	Criteria	Yes	No	NA
INC 1	All fixture and appliance water supply connections shall use reinforced hoses.			
INC 2	All toilets shall be high efficiency. WaterSense®-labeled toilets comply.			
INC 3	Urinals shall be high efficiency (0.5 gallons/flush).			
INC 4	Lavatory non-metering sink faucets shall have flow rates of 0.5 gallons/minute or less.			
INC 5	Metering lavatory sink faucets shall have flow rates of 0.25 gallons per metering cycle or less.			
INC 6	Shower stalls have a single showerhead with a flow rate of 2 gallons/minute or less. WaterSense®-labeled comply.			
INC 7	Residential dishwashers shall be ENERGY STAR®-labeled.			
INC 8	Commercial dishwashers shall be ENERGY STAR®-labeled.			
INC 9	Residential clothes washers shall be ENERGY STAR®-labeled.			
INC 10	Commercial clothes washers shall be ENERGY STAR®-labeled.			
INC 11	Ice machines shall be ENERGY STAR®-labeled.			
INC 12	Commercial food steamers shall be ENERGY STAR®-labeled.			
INC 13	Commercial woks shall be waterless.			

Irrigation – Dwelling Unit Controlled

Dwelling Unit Controlled Irrigation Systems

General Design		Yes	No	NA
IRC 1	Sprinkler irrigation shall not irrigate more than 60% of the total landscaped area.			
IRC 2	If irrigation is used for landscaped beds, micro-irrigation is installed.			
IRC 3	Irrigation zones for turfgrass and landscaped beds shall be separate.			
IRC 4	Irrigated areas less than four feet wide shall be irrigated with micro-irrigation or zone appropriate spray heads (center or side strip sprays are in their own zone).			
IRC 5	Sprinklers and emitters shall be located at a minimum of two feet from structures.			
IRC 6	The irrigation system shall be free from observable leaks.			
IRC 7	Sprinklers in low-lying areas shall have check valves.			
IRC 8	Sprinklers rise above turf grass height. <ul style="list-style-type: none"> A minimum of 6-inch pop-up for spray heads and 4-inch pop-up for rotor heads for St. Augustine, Zoysia and Bahia grasses. A minimum of 4-inch pop-up for spray and rotor heads for Centipede, Bermuda and Seashore Paspalum grasses. 			
IRC 9	Application shall occur in proper spray patterns, minimizing overspray on impervious surfaces.			
IRC 10	Precipitation rates for all rotor sprinklers within a zone shall be matched.			
IRC 11	All sprinkler heads with spray nozzles (non-rotary) shall be pressure-regulated at the head or zone valve.			
IRC 12	Head spacing shall not exceed 50% of the nozzle throw diameter (head-to-head spacing).			
IRC 13	A device with rain shut-off capabilities shall be installed in an operable location and is functioning.			
IRC 14	Controller handbook/operating instructions shall be provided for the homeowner.			

Irrigation – Centrally Controlled

Centrally Controlled Irrigation Systems and Common Areas

	General Design	Yes	No	NA
IRC 1	Irrigation zones for turfgrass and landscape beds shall be separate.			
IRC 2	Sprinklers and emitters shall be located a minimum of 2 feet from structures.			
IRC 3	The irrigation system shall be free from observable leaks.			
IRC 4	Sprinklers in low-lying areas shall have check valves.			
IRC 5	Sprinklers rise above turf grass height. <ul style="list-style-type: none"> A minimum of 6-inch pop-up for spray heads and 4-inch pop-up for rotor heads for St. Augustine, Zoysia and Bahia grasses. A minimum of 4-inch pop-up for spray and rotor heads for Centipede, Bermuda and Seashore Paspalum grasses. 			
IRC 6	Application shall occur in proper spray patterns, minimizing overspray on impervious surfaces.			
IRC 7	Irrigation design plan shall specify that pipes are sized to prevent velocities greater than 5 feet per second.			
IRC 8	Irrigation design plan shall specify that precipitation rates for all sprinklers within a zone shall be matched.			
IRC 9	Head spacing shall not exceed 50% of the nozzle throw diameter (head-to-head spacing).			
IRC 10	All sprinklers shall be pressure regulated at the head or zone valve.			
IRC 11	Variable-arc nozzles (VANs) shall only be used to irrigate unevenly shaped turf grass areas that cannot be effectively irrigated with fixed-spray nozzles.			
IRC 12	A device with rain shut-off capabilities shall be installed in an operable location and is functioning.			
IRC 13	The irrigation schedule for maintenance does not exceed 25 inches (15.5 gallons) per square foot annually, and the controller run times on the water budget shall be set in compliance with local watering restrictions.			

Water Budget Compliance

Applicants must attach a water budget compliance report. It is recommended that the Florida Water StarSM Water Budget Calculator be used. For more information, see the Latest Edition of the Florida Water StarSM technical manual.

Landscape

Dwelling Unit Managed Landscapes

	General Design	Yes	No	NA
LC 1	No invasive exotic plant species shall be in the landscaped area.			
LC 2	Root balls shall be at least 2.5 feet on center from the foundation of the structure.			
LC 3	A minimum of 90% of plant selections shall be compatible with site-specific conditions such as sunlight, soil types and salinity.			
LC 4	A minimum of 90% of plants shall be grouped with similar moisture maintenance requirements.			
LC 5	Trees shall provide shade to 30% of the total landscaped area at maturity.			
LC 6	Organic mulch shall be used and applied to a depth of 2 to 4 inches.			

Common Area Managed Landscapes

	Requirements	Yes	No	NA
LC 1	No invasive exotic plant species shall be in the landscaped area.			
LC 2	The irrigation zones for turfgrass and landscaped bed areas shall be separate.			
LC 3	Root balls shall be at least 2.5 feet on center from the foundation of structure.			
LC 4	Plants shall be spaced for growth to maturity.			
LC 5	Plant selections shall be compatible with site-specific growing conditions such as sunlight, soil type and salinity.			
LC 6	Plants shall be grouped by similar moisture and maintenance requirements.			

Inspector Affidavit

I hereby attest that all the above required items were completed and conformity validated by the undersigned or under the supervision of the undersigned person and the Property meets or exceeds all applicable Florida Water StarSM requirements.

Signature

Date