

FLORSHEIM

HOMES



ALL ELECTRIC HOMES

– A Step Ahead –

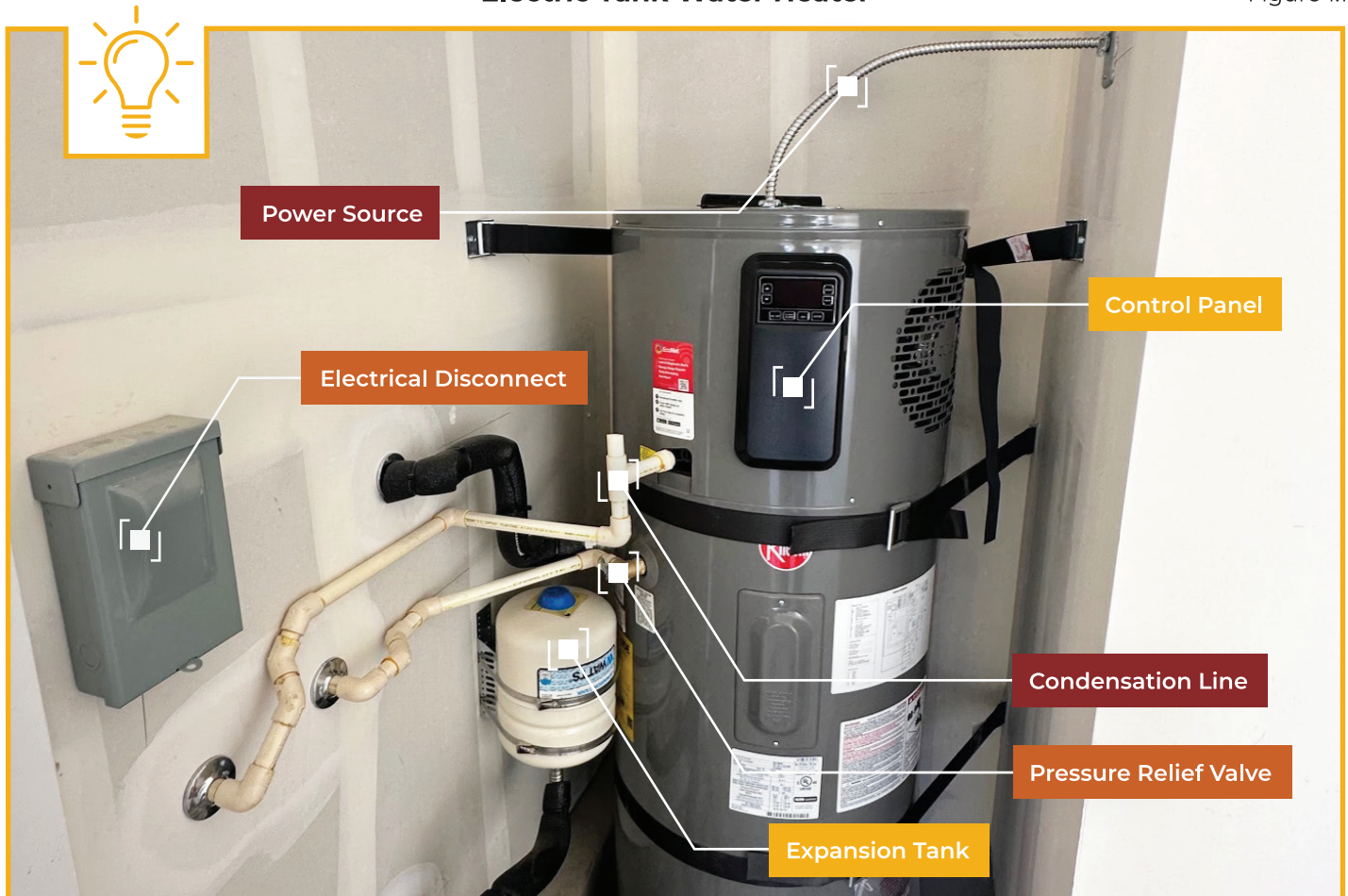
Current 2022 California Building Codes Require Electric Ready Appliances and Equipment in New Homes.

These code updates apply to the Energy Code (efficiency) of the home.

Without the use of gas, equipment in the homes such as water heaters and FAUs (Forced Air Unit) typically use heat pumps and may use additional heat strips. These changes have made our homes environmentally friendly.

Electric Tank Water Heater

Figure 1.1



What is a heat pump?

Air-source heat pumps transfer heat between indoor air and outdoor air. In cooler months, a heat pump pulls heat from the cold outdoor air and transfers it indoors. In warmer months, it pulls heat out of the indoor air to cool your home.

What is a heat strip?

Heat strips can be added to the indoor fan coil, (within the FAU) as an electrical heating element that generates heat to supplement the primary heating source. Heat strips act as a booster to get units to temperature faster.

To meet these energy code criteria, you can enjoy a state-of-the-art home with:

- ✔ **LED Lighting** (recessed and surface mount) is installed in many locations of the house.
- ✔ **Electric Appliances** – Florsheim provides an **Electric Convection Oven** with a glass cooktop and an air fry feature. And, the **Dishwasher** is **Energy-Star®** rated.
- ✔ An **Electric Outlet for an Electric Clothes Dryer**
- ✔ **Electric Tank Water Heater** (Figure 1.1)
 - These **Energy-Star® Heaters can be placed in a more versatile location** as they do not require any exhaust venting, just adequate air flow. Since they are electric, they do not need to be placed on a platform like older gas models.
- ✔ An **Energy-Star® Electric FAU** is installed in the attic and features a heat pump and heat strips.
 - A FAU placed in the attic requires a disconnect box for the power connection and typically has condensation lines. These **units are more efficient** than conventional gas-powered heaters. The A/C condenser unit in the back yard looks essentially the same as before, however it contributes to both cooling and heating.

Garage Interior Rough Electrical

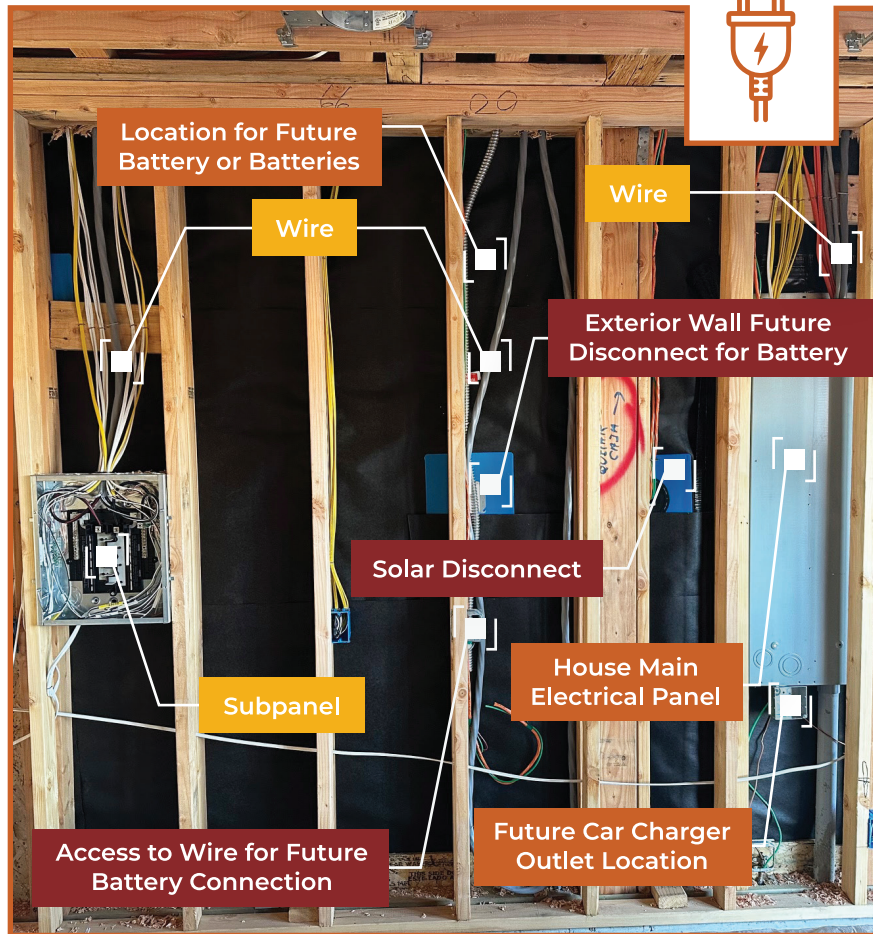


Figure 1.2 (Garage Interior Rough Electrical)

Garage Interior Finished Electrical

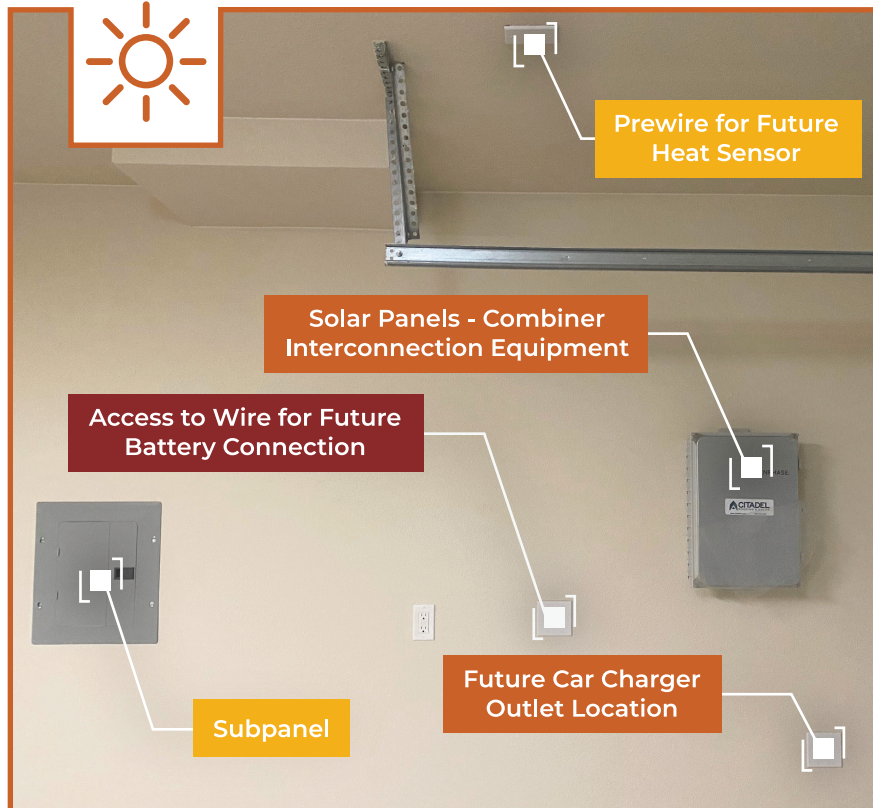
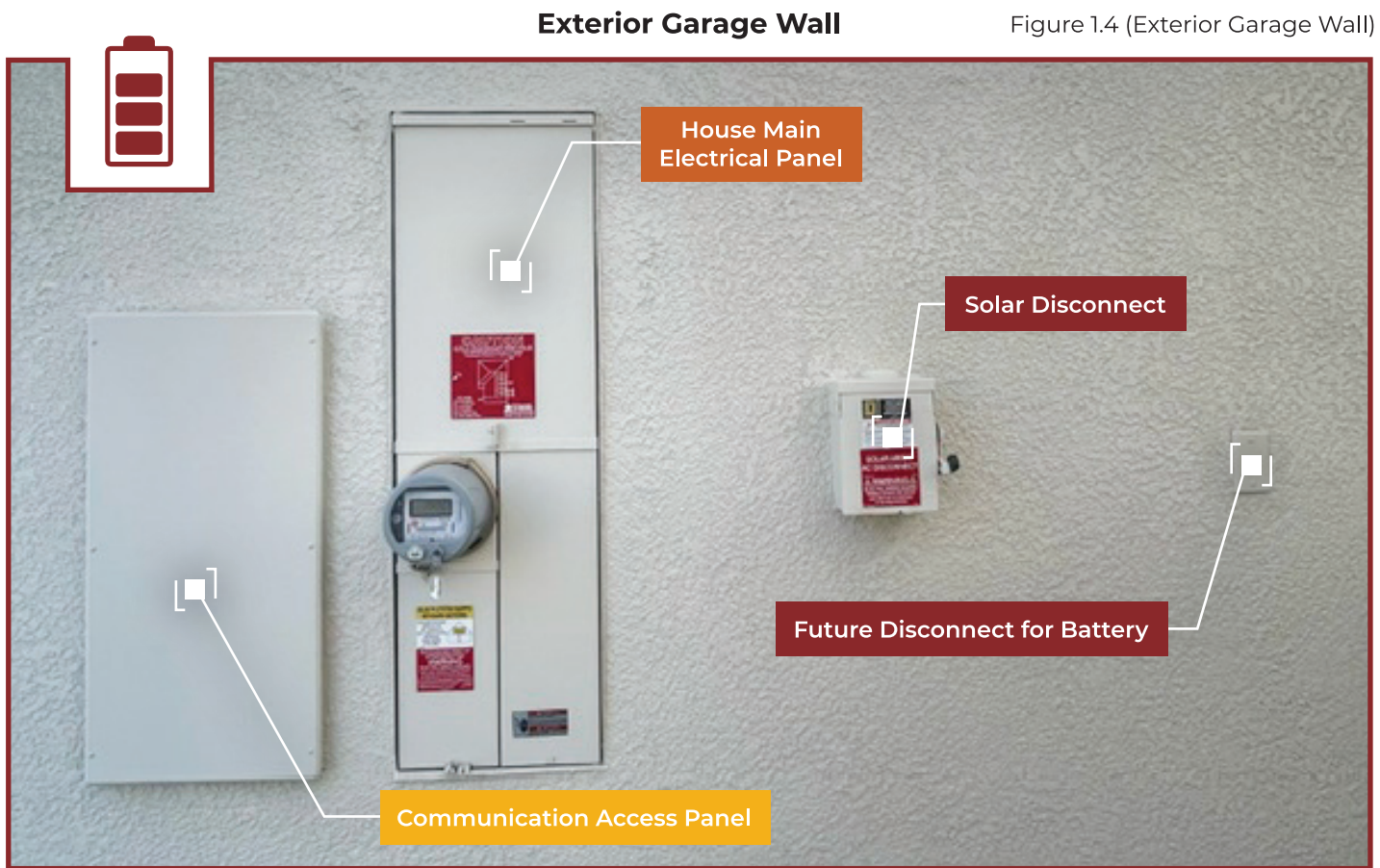


Figure 1.3 (Garage Interior Finished Electrical)

✔ **Battery Ready House** (Figure 1.2, 1.3, and 1.4)

- Solar is included with our homes! **Providing the appropriate Kilowatt Level and Panel Count** is based on the size of your home, and the orientation of the roofline.
- **We have set up our homes to be “Battery Ready”.** This consists of a subpanel, wire feed (with small box) to access the wire location, exterior box to mount future disconnect wiring and a prewire heat sensor. This design provides the option to mount the battery inside the garage. These are all required to ensure that the heat sensor is directly wired to the smoke detectors in your home.
- **The subpanel provided is critical for a future battery connection** as it has specific circuits that are required by Building Code (and a few Florsheim specific extras) that will allow your home to operate when a battery is installed.
- Typical **circuits on this subpanel** are, at a minimum: internet, refrigerator, Primary Bedroom lights and plugs, Family Room plugs, garage door and the lights at the stairs.



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