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CALIFORNIA'S TITLE 24 RAPIDLY MORPHS INTO LEED

By Alan Hugenot,

Get ready for major changes in the California Uniform Building Code, as announced in mid-July by the *California Building Standards Commission*, which sets the building standards and codes for every commercial building constructed in this state. Apparently, even the name of the Code has been changed to the **California Green Building Code**. And, you can bet the residential compliance requirements of the code, implemented under Title 24, will not be far behind.

The states new 2009 Green Building Codes will give California the most advanced building standards in the United States, and will require:

- A further 20% reductions in household and landscape water usage, from present requirements.
- More stringent water usage for plumbing fixtures than is currently required.
- 15% greater energy savings than is currently enforced by Title 24 and the California Uniform Building Code.

This will be accomplished with more efficient appliances, more efficient windows, and even better insulation. The new Green Building Code also rewards the use of recycled materials. This is a sustainable code which is very much in keeping with the *U.S. Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED)* programs, which go well beyond the current Title 24 energy standards of 2005.

KEEPING UP WITH THE CHANGES: Making sure that your latest residential design complies with all current requirements of the latest Title 24 changes, local city Green Point Rating requirements becomes more difficult every year. The standards enforced by Title 24 compliance have changed and been re-issued 6 times (1978, 1985, 1992, 1998, 2001 and 2005) since the CEC was first created back in 1974 with passage of the *Warren Alquist Act*. Each time the requirements have become much more stringent, and the latest 2008 revision, which will become applicable in 2009, will not yet incorporate the changes described above, which occurred with the new California Green Building Code. So, we can expect an additional revision to Title 24 compliance requirements in 2009-2010 to match the completely revised building code.

BENEFITS ARE REAL: It all may seem restrictive and confusing, but the truth is that compliance with the Title 24 standards including these continual changes and upgrades has actually allowed California's energy consumption to remain nearly flat, while our state population has grown significantly over the last 30 years.

KNOWLEDGE IS POWER: Making sure that the particular application works with the overall HVAC concept and satisfies Title 24 compliance, while keeping up on new developments is a full time job....So, isn't it time for you to begin using your own "in-house" energy experts?That is who we are at GREEN COMPLIANCE PLUS..... your own, on call (24/7), Title 24, Green Energy Compliance Consultants.

Once we computer model your project for Title 24 compliance, our project specific energy analysis based on that model can point the way to that *Brighter Shade of Green* your clients are seeking.

Give Alan a call at *Green Compliance Plus* and we'll discuss your concerns.