

GREEN COMPLIANCE PLUS

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GREEN PRELIMINARY DESIGN

By Alan Hugenot, Building Energy Compliance Consultant

Ensuring delivery of sustainability must be addressed by Project Architects during the preliminary design phase. Building orientation, fenestration, shading and overhangs must be decided through a collaborative innovative design process which integrates the energy consultants input and solutions into the initial perceptions to allow proper space allocations and budgeting.

SPACE ALLOCATION FOR ENERGY SAVINGS: Equipment rooms and ducting soffits must be large enough to allow efficient duct designs and good maintenance access to equipment. Halls that double as return air corridors provide duct free design. Budgeting for hydronics costs more to build but it saves energy costs during operation. All these must be considered in the initial design phase. Trying to integrate these ideas to “green” a residence as an afterthought when the 100% permit set is already issued is a band aid when stitches are required. It merely prolongs the pain, is a huge cost multiplier, and the wound may not heal.

Design tradeoffs need to be evaluated based on life cycle costing and energy decisions should be made by owners only in full collaboration with the mechanical and electrical engineers.

IMPROVED BUILDING OPERATIONS: Savvy Architects can reduce energy use by 10 to 40% solely by improving building operations and maintenance, while ignoring building envelope, shading and overhangs. The savings and the “Greening” are all in the proper selection of equipment and allowing proper space allocations. For example a ductless hydronic system costs slightly more for the extra fan coil units, but uses far less energy and far less space. More floor area and less total cost over the life cycle. In larger commercial properties that additional floor space results in increased revenues in addition to the reduced costs.

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.