

**GREEN POINT RATED SAN FRANCISCO:** When Gavin Newsom signed into law San Francisco's new Green Building Codes, on August 5, we all wondered what that meant exactly in our individual practices as Architects. The news papers reported that the new codes focus on water and energy conservation, recycling and reduction of carbon emissions, and that they applied to most buildings in the city, including residential projects as well as new and renovated commercial buildings.

But, what we may not have realized if we weren't on the Mayor's advisory committee is that the new codes are to be phased in between now and 2012. This means they will take effect slowly over the next four years, and before they can begin to officially be phased in on November 3<sup>rd</sup>, they must first be approved by the California Energy Commission (the Title 24 folks). In fact all projects will be evaluated on point systems with credit given for materials used in the building, the location of the building site, and water and energy efficiencies. The city will be using two separate systems LEED & GreenPoint rating. For more on the specific requirements from each rating system broken out for each type of construction, see the second article below.



#### **YOUR INPUT for the 2008 Update of the: GreenPoint Rated Residential Guidelines**

You are probably used to hearing me say that, "Green Compliance is changing so fast that it is difficult to keep up. And, as you can see in each newsletter the industry changes almost faster than we can report it to you. But, sometimes you can guide the changes.

On Thursday, October 16<sup>th</sup> Mark English and I will both be attending the Build it Green - San Francisco Stakeholder's Meeting where Build it Green will be accepting our input for incorporation into the current update and revision for the 2008 Edition of the New Home Construction Green Building Guidelines and GreenPoint Rated Checklist - for single family homes. Consequently we are soliciting your own thoughtful input as to how that document might be changed.

If you have concerns about the application of the GreenPoint rating system, or specific ideas that could improve its application in San Francisco, then we want to hear them, and after discussing them with you, so we fully understand your idea we will help you get the comment forms filled in and formally present them for consideration in the 2008 revision. E-mail your thoughtful ideas to [Alan@markenglisharchitects.com](mailto:Alan@markenglisharchitects.com). Also, if you need an electronic copy of the 2007 New Home Construction Green Building Guidelines and GreenPoint Rating Checklist for Single Family Homes to refer to, contact Alan.

#### **WHAT SAN FRANCISCO'S THE NEW GREEN BUILDING CODES REQUIRE:**

Here is a synopsis of what the recently approved building code requires:

- **NEW CONSTRUCTION LARGE RESIDENTIAL AND COMMERCIAL BUILDINGS:** will be evaluated under the LEED rating system. New residential high-rises taller than 75 feet and, new commercial buildings larger than 5,000 square feet and renovations on buildings larger than 25,000 square feet will be required by 2009 to meet LEED Silver certification,

and by 2012 to meet LEED Gold certification. To get a vision of what this means visit San Francisco's recently renovated and reopened Academy of Sciences building in Golden Gate Park. It is LEED Platinum certified and has a "living roof".

- **EXISTING COMMERCIAL BUILDING TENANT IMPROVEMENTS:** tenant improvements over 25,000 square feet must meet LEED Silver by 2010 and LEED Gold in 2012. Smaller (Mid-size) office construction between 5,000 and 25,000 square feet does not have to meet any LEED rating. However, such improvements will be required to incorporate certain LEED credits like solar power, nontoxic paints, decreased water usage plumbing fixtures, water-efficient landscaping, water-use reduction, construction debris management, and efficient energy use. By 2009 they will need 3 credits, by 2011 the total rises to 4, and 5 credits will be required in 2012.
- **HIGH RISE RESIDENTIAL CONSTRUCTION:** High-rise residential buildings need to meet for LEED Silver by 2012.
- **MEDIUM AND SMALL RESIDENTIAL CONSTRUCTION:** All new residential construction will have to comply with GreenPoint rating system, which allows 310 different environmentally friendly features like paint made from recycled materials and solar-powered water-heating systems etc. By 2012 new residences will need 75 GreenPoints.
- **RESIDENTIAL RENOVATIONS:** San Francisco's Green Building Codes encourage re-use of existing buildings and awards extra credits when historic architectural features are restored, and also punishes projects that demolish existing building stock with increased GreenPoint credit requirements.
- **15% BETTER THAN TITLE 24:** Also, beyond the LEED and GreenPoint rated requirements above, commercial and residential construction in San Francisco also must exceed current 2005 Title 24 energy efficiency standards by 5 percent. What this will actually mean, when the new higher efficiency Title 24 requirements are implemented in July 2009 remains to be seen.

It is important to remember that actual certification in LEED or GreenPoint rating systems will not be required for San Francisco construction. Third-party reviewers (GreenPoint rater qualified HERS inspectors) may be used to certify that the credits have been met, all this as a part of the normal Title 24 documentation and building application process. Or, the official LEED and GreenPoint ratings may be applied for by the developer or home owner.

**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.