

GREEN COMPLIANCE PLUS

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REPORT ON GREEN POINT RATING

Last Thursday, October 16th Mark and Alan attended the *Build It Green - San Francisco Stakeholder's Meeting* where they presented the comments received from readers of this news letter. At the meeting *Build It Green* was accepting input of ideas for green measures for incorporation into the 2008 revision of the *New Home Construction Green Building Guidelines and GreenPoint Rated Checklist - for single family homes*, (E-mail me if you want a copy of the 2007 edition).

GOING BEYOND GREEN: The “Guidelines” are a list of *best practices* for building green, but they don't score projects. The “Guidelines” list 300 plus green measures that can place a residence above and beyond Title 24 requirements. Many of you may have *green best practices* which you like to incorporate into your designs, and would like to see them listed in the Guidelines and the GPR checklist. You can send these ideas to Build It Green m for consideration for this revision to <http://www.builtitgreen.org/greenpoint-rated/guidelines-comments>

WHY BOTHER WITH GREEN POINT RATING (GPR): Architects who have GreenPoint-Rated (GPR) home designs in their prior portfolio enhance their credibility with new clients who are green conscious. Statistics indicate that 28% of home owners doing remodels want more environmental features in their existing homes, and 43.5% of new home buyers would be more likely to purchase a new home if it offered an energy saving guarantee. Adding GPR to a home provides other professionals (Real Estate Agents, Lenders, Appraisers) with a reliable litmus test that this home exceeds California's Building and Energy Codes and is healthier and more environmentally friendly, than are non-rated homes.

SMOOTHER PERMITTING PROCESS: Submitting a permit set with the GPR logo on it sets the tone in advance with building department officials and local governments. The GPR logo tells them that the residence is being built responsibly and creates a favorable response with the inspectors. California Law AB32's *Climate Change Initiatives* require state agencies to develop a plan to reduce green house gas emissions to the 1990 levels by 2020. Also, by 2020 all new homes in California are intended to be ENERGY NET ZERO. City building officials answer to these state agencies. Consequently, constructing GreenPoint-Rated homes, which reduce a city's carbon footprint makes good business sense, and building officials are pre-disposed to approve plans with the GPR logo.

HOW WIDE SPREAD IS GPR AMONG BUILDING OFFICIALS? Both the central valley and the bay area building officials have endorsed GPR. Currently 70 local governments are actively using GreenPoint-Rating in their jurisdictions. 200 additional local governments are in discussion with Build It Green to begin implementation of GPR. Recently, the city of Stockton began to require GPR in order to apply for a building permit.

Title 24, Part 11 *Green Building Standards* provides a *light green* minimum floor, but local governments are encouraged by state agencies to go above and beyond these minimum requirements in order to meet the Climate Change Initiatives of AB32. The GPR guidelines have been being tested since 2000 and now cover Single Family, Multiple Family, and Remodels. To help California reach their goal of energy net zero by 2020, GreenPoint-Rating is now creating the first program in the U.S. which will have guidelines for green measures for existing homes to bring older homes up to an actual Green Certification through GPR and without remodel.

UNDERSTANDING HOW IT WORKS: The 300 plus measures in GPR is where an Architect's creativity can find expression. This is where the ideas to "*go beyond required green*" can be found. All new construction must meet Title 24 requirements, GPR is all about exceeding those requirements. When a green measure listed in GPR becomes part of the California Code, it drops out of GPR, because it is no longer *beyond* the requirements. All GPR measures are "beyond code". The "Guidelines" explain how to create a green measure, and the GreenPoint-Rated Manual explains specific criteria to meet the measure and how to qualify.

KNOWLEDGE IS POWER: Making sure that the particular application works with the overall ENERGY concept and satisfies Title 24 compliance, while keeping up on new developments in GREEN DESIGN is a full time job....That is what we do for you at GREEN COMPLIANCE PLUS..... We are your own, on call (24/7), Title 24, Green Energy Compliance Experts.

Once we computer model your project for Title 24 compliance (during your preliminary design), our project specific energy analysis based on that model can be tweaked as the design changes and we can point the way to that *Brighter Shade of Green* your clients are seeking.

Give Alan or Mark a call at *Green Compliance Plus* to discuss any Green Energy Subject.