

## GREEN COMPLIANCE PLUS

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VOL 1, NO. 12

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27 October 2008

### GREEN POINTS for using a CERTIFIED TITLE 24 AUTHOR:

I just discovered in the [New Home Construction Green Building Guidelines](#), that one of the easiest ways to pick up extra Green Points is to have your Title 24 documentation authored by a *Certified Energy Plans Examiner* (CEPE). Apparently, many building departments are now specifically requiring that all Title 24 documentation is to be authored by a CEPE. What is handy here is that I (**Alan Hugenot**, Director of Energy Compliance at Mark English Architects) am **already a Certified Energy Plans Examiner (CEPE)**. So when we model your new home design and “author” your Title 24 Compliance documentation you can qualify for GreenPoints.

That's right, having your Title 24 documentation modeled by us can qualify for up to 39 GreenPoints under **Section J - Building Performance**, of the Green Point-Rating (GPR) Checklist. This measure calls for an experienced and **certified** green building professional (CEPE) to review the home's design for maximum efficiency and interaction of the building elements, to identify specific opportunities where measures that exceed Title 24 can be cost effective or may provide other significant benefits (such as improved comfort, indoor air quality, or durability). The plan reviewer (CEPE) models the home and can also identify additional green building opportunities for the project. Homes that exceed Title 24 by 15% or more may also be eligible for ENERGY STAR® certification.

### SO WHY IS IT AGAIN THAT NEW DESIGNS NEED TO HAVE A GREEN POINT RATING?

The 2009 revisions of Title 21, Part 11 [Green Building Standards](#) and Title 24 Compliance provide a *light green minimum floor*, which all residential designs will now have to comply with which is why we model Title 24 Compliance. But, in addition to these Title 24 “minimum requirements” local governments are encouraged by California State agencies to go ABOVE and BEYOND those minimum requirements in order to meet the Climate Change Initiatives of [AB32 - The California Global Warming Solutions Act](#).

To accomplish this local building departments, like San Francisco, use the GreenPoint-Rating system to assist in identifying designs that go ABOVE and BEYOND Title 24, by noting the GreenPoint-Rated (GPR) value of the energy efficiency measures incorporated into the design. This works for them because the GPR system is set up to only account for those items that are ABOVE AND BEYOND Title 24, and currently 70 local governments are actively using the GPR system in their jurisdictions. 200 additional local governments are in discussion with Build It Green to begin implementation of GPR. For example Stockton recently began to require plans to be GreenPoint-Rated order to apply for a building permit.

**GREEN DESIGN RESOURCES:** There are 310 ways to earn points in the GPR system through site & foundation, landscaping, building envelope, exterior finish, insulation, plumbing, HVAC, renewable energy, building performance, interior finishes, flooring and appliances. Starting in next week's newsletter we are going to begin analysis of the options available in a specific category under the GreenPoint-Rating system. This will include where to find the relevant information on the internet for each of these measures.

### TODAY'S TECHNICAL NOTE - SLAB EDGE INSULATION FOR RADIANT HEATED SLABS:

See attached PDF article on slab edge Insulation for radiant heated slabs

**KNOWLEDGE IS POWER:** Making sure that particular green measures work within the overall design concept and that the combination also satisfies Title 24 energy compliance, while also keeping you apprised of new developments in GREEN DESIGN is a full time job....which we do for you at GREEN COMPLIANCE PLUS...as 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.