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SAN FRANCISCO'S LATEST ENVIRONMENTAL CODE:

On June 30, 2008, City Ordinance 113-08 officially adopted San Francisco's new Environmental Code, which affects residential home designs, including sustainability, in resource conservation, bans on use of certain woods, greenhouse gas emission targets, debris removal, and solar energy incentives, all of which is guided by a *Precautionary Principle* as follows:

SEC. 101. THE SAN FRANCISCO PRECAUTIONARY PRINCIPLE...."Based on the best available science, the Precautionary Principle requires the selection of the alternative that presents the least potential threat to human health and the City's natural systems.....The key elements of the Precautionary Principle approach to decision-making include:

1. **Anticipatory Action:** There is a duty to take anticipatory action to prevent harm. Government, business, and community groups, as well as the general public, share this responsibility.
2. **Right to Know:** The community has a right to know complete and accurate information on potential human health and environmental impacts associated with the selection of products, services, operations or plans. The burden to supply this information lies with the proponent, not with the general public.
3. **Alternatives Assessment:** An obligation exists to examine a full range of alternatives and select the alternative with the least potential impact on human health and the environment including the alternative of doing nothing.
4. **Full Cost Accounting:** When evaluating potential alternatives, there is a duty to consider all the reasonably foreseeable costs, including raw materials, manufacturing, transportation, use, cleanup, eventual disposal, and health costs even if such costs are not reflected in the initial price. Short- and long-term benefits and time thresholds should be considered when making decisions.
5. **Participatory Decision Process:** Decisions applying the Precautionary Principle must be transparent, participatory, and informed by the best available science and other relevant information.

Accomplishing this level of transparent environmental sustainability for your residential design client, based on the best available science, is where a good energy efficiency model of your proposed design provides answers when evaluating sustainability alternatives. That is exactly what we provide at Green Compliance Plus, energy modeling early in the project to allow analysis of alternatives. The San Francisco Environmental Code and all its sections can be accessed on line at <http://www.municode.com/Resources/gateway.asp?pid=14134&sid=5>.

CHAPTER 1: PRECAUTIONARY PRINCIPLE POLICY STATEMENT
CHAPTER 2: ENVIRONMENTALLY PREFERABLE PURCHASING ORDINANCE
CHAPTER 3: INTEGRATED PEST MANAGEMENT PROGRAM
CHAPTER 4: HEALTHY AIR AND SMOG PREVENTION
CHAPTER 5: RESOURCE CONSERVATION ORDINANCE
CHAPTER 6: [RESERVED]
CHAPTER 7: RESOURCE EFFICIENCY REQUIREMENTS
CHAPTER 8: TROPICAL HARDWOOD AND VIRGIN REDWOOD BAN
CHAPTER 9: GREENHOUSE GAS EMISSIONS TARGETS AND DEPARTMENTAL ACTION PLANS
CHAPTER 10: TRANSPORTATION OF AGGREGATE MATERIALS
CHAPTER 11: [RESERVED]
CHAPTER 12: URBAN FORESTRY COUNCIL
CHAPTER 13: ARSENIC-TREATED WOOD
CHAPTER 14: CONSTRUCTION AND DEMOLITION DEBRIS RECOVERY ORDINANCE*
CHAPTER 15: GREEN BUSINESS PROGRAM
CHAPTER 16: FOOD SERVICE WASTE REDUCTION ORDINANCE
CHAPTER 17: PLASTIC BAG REDUCTION ORDINANCE
CHAPTER 18; SOLAR ENERGY INCENTIVE PROGRAMS

DESIGNS USING CERTIFIED TITLE 24 AUTHOR QUALIFY FOR GREEN POINTS:

One of the easiest ways to pick up extra Green Points under **Section J - Building Performance**, of the Green Point-Rating (GPR) Checklist, is to have your Title 24 documentation authored by Mark English Architects where Alan Hugenot, is a *Certified Energy Plans Examiner* (CEPE).

Many Northern California building departments are now specifically requiring that all Title 24 documentation is to be authored by a CEPE. We can also 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 by modeling the home and by identifying additional green building opportunities for the project. Homes that exceed Title 24 by 15% or more may also be eligible for ENERGY STAR® certification.

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* (**415 391-0186**) to discuss your Title 24 documentation needs or any Green Energy Subject.