



## Energy News & Tech Tips.

### Project of the Quarter



Photo copyrighted: CoHousing Partners

Name: [Wolf Creek Lodge](#)

City: Grass Valley

Percent above 2008 Title 24: 59%

Developer: [CoHousing Partners](#)

HERS Rater: [Melas Energy Engineering](#)

Architect: [McCamant & Durrett Architects](#)

Energy Consultant: [Melas Energy Engineering](#)

Energy Efficiency & Sustainable Measures:

- Passive Solar Heating: increased interior mass, 90% recycled cellulose super insulation, perimeter foundation insulation, efficient windows, radiant barriers
- Passive Cooling: no A/c needed, increased interior mass, whole house fans, radiant sun barriers, ceiling fans, optimum cross ventilation
- Low electricity use: daylighting, fluorescent lights, energy efficient refrigerators
- Hydronic Heating: one energy efficient boiler
- Low water use fixtures, dual flush toilets
- Advanced framing, 25% to 40% less lumber used to build the same square footage
- Strong sense of community among buyers

\*The project completing within the current quarter exceeding Title 24 by the highest percentage is considered Project of the Quarter.

### Preview to 2013 Title 24: Solar Readiness

2013 Title 24 rolls out in January 2014. While that may seem ages away, CMFNH staff want to ensure that you have time to prepare for the significant changes about to take effect.

Not only is 2013 Title 24 the first update to address Zero Net Energy goals - this cycle also introduces 'Solar Readiness' requirements.

Solar Readiness includes a suite of new mandatory compliance measures for all residential new construction projects. It ensures that future solar installation is not precluded in new construction. At least fifteen percent of roof area on multifamily buildings must be allocated for future solar photovoltaic and solar water heating systems - this means that limited shade or penetration may block sun exposure to the area.

As to be expected, there are some exceptions to this requirement: installation of a solar voltaic or solar water heating system exempts builders from needing to be "ready." Builders can also be exempted from Solar Readiness if all thermostats are Demand Response ready and certain lighting-related (i.e. high efficacy & controls) requirements are met. Sites with significant shading are subject to lower solar area requirements.

For more information about 2013 Title 24 specifications for Solar Readiness, contact Linda Murphy: [lmurphy@trcsolutions.com](mailto:lmurphy@trcsolutions.com).



Photo courtesy: South County Housing Corporation

*This is only the beginning! Stay tuned for future newsletters, where we will introduce additional code updates that affect multifamily new construction.*

## Program Completions

Congratulations to the following developers that recently completed construction and participation in CMFNH!

Developer Name - Percent above 2008 Title 24

- *Strombeck Construction & Painting, Inc.* - 28%
- *KB Homes* - 20%
- *City Ventures Homebuilding* - 16%
- *Prometheus Real Estate Group* - 23%
- *Prometheus Real Estate Group* - 22%
- *Housing Authority, County of Monterey* - 42%
- *BRE Properties* - 27%
- *Pacific West Communities* - 19%
- *CoHousing Partners* - 59%

## Looking Ahead: Events & Trainings

The CMFNH team is pleased to continue offering webinars and trainings for the residential market, sponsored by PG&E, and focused on the components that influence the design and construction of energy efficient residential projects.

Date	Topic	Registration
6/19/13	Just in Time for Summer! Water Conservation for Multi-family Properties	<a href="#">Register online</a>
8/21/13	Tenant Engagement in the Multi-Family Setting	Coming soon
10/16/13	2013 Title 24, Part 6 ~ Zooming towards 2020 & Net Zero	Coming soon

**'After Hours' Social at the CABEC Conference:**  
We'll be gathering for a mixer following the final scheduled event on **Friday, May 31<sup>st</sup>, from 5-7pm** - at the fabulous Mayahuel Tequila Museo (a short walk from the Sheraton Grand). Guests are invited to partake in light appetizers, and one beverage on the house! Visit the [event site](#) to reserve a ticket. *There is no cost to attend, but reservations must be made by May 24<sup>th</sup>.*

## An Insider's Guide to the California Solar Initiative

### Broaden your perspective

- Explore PG&E's [Solar Education Opportunities](#) website for an extensive list of trainings



- Stay ahead of the curve by investigating recent developments in solar technology at Go Solar California's [Solar Energy Research](#) website



### Leverage incentives

The New Solar Homes Partnership (NSHP) provides Expected Performance-Based Incentives using the California Energy Commission's PV Calculator.

For more information:

- [NSHP Guidebook](#)
- [NSHP offerings in PG&E territory](#)

### Beyond solar photovoltaic

Consider installing additional solar systems

- *Concentrating solar power systems:* use reflective devices to concentrate the sun's energy, producing heat
- *Solar water heating:* preheat domestic hot water
- *Solar walls:* preheat ventilation air