



The SLO Green Scene

SLO GREEN BUILD'S QUARTERLY NEWSLETTER

VOLUME 2, ISSUE 3

Summer 2008

Green Build Events & Meetings:

September 2&3, 2008, 6:30PM

APPROPRIATE TECH:

"Turning water scarcity into
water abundance"

-Brad Lancaster, Presenting

2 DATES, 2 LOCATIONS:

September 2nd: So. Bay Community Center,
2180 Palisades, Los Osos, CA

September 3rd: Morro Bay Veteran's Hall,
209 Surf, Morro Bay, CA

CONTACT: Rachel Aljilani @805.438.4452
or slogsg@slonet.org

September 10, 2008, 6:30PM

SLOGB BOARD OF DIRECTORS

LOCATION: Air Pollution Control District
Conference Room, 3433 Roberto Ct., SLO

CONTACT: Roger Pankratz @805.286.0072
or admin@slogreenbuild.org

September 11, 2008, 5:30-7PM

SEPTEMBER PEER REVIEW

LOCATION: Ludwick Comm. Center, Room "A"
864 Santa Rosa Street, San Luis Obispo

CONTACT: peer-review@slogreenbuild.org
(PLEASE CONFIRM YOUR ATTENDANCE AT LEAST
TWO WEEKS IN ADVANCE)

September 19, 2008, 12:00PM

LEED RESOURCE GROUP

LOCATION: RRM Design Group, 3765 South
Higuera Street, Suite 2, San Luis Obispo

CONTACT: Andy Pease @805.235.6355
or e-mail: andy@slogreen.com

(YOU ARE WELCOME TO BRING YOUR LUNCH)

continued page 2

CALIFORNIA ADOPTS INNOVATIVE SOLAR LOAN LAW

Los Angeles Times
July 22, 2008

Left-leaning Berkeley and right-leaning Palm Desert are unlikely bedfellows, but the two cities were twin forces behind California's innovative solar and energy efficiency financing law enacted Monday. The law, sponsored by Assemblyman Lloyd Levine (D- Van Nuys), allows cities and counties to make low-interest loans to homeowners and businesses to install solar panels, high-efficiency air conditioners and other improvements to save energy. Participants can pay back the loans as part of their property taxes. If they move, the

improvements and loan balance are transferred to the next owner.

The financing scheme, if adopted by cities, is likely to give a statewide boost to the installation of solar panels to generate electricity. Solar power systems can cost between \$15,000 and \$30,000--more than many homeowners can afford, although state rebates cover much of the cost. But with the loans, and the guarantee that the investment will not be lost when people sell their homes, the risk is dramatically reduced.

continued page 3

LEED For Existing Buildings Saves Businesses Big Bucks

By, Jami Padilla, rrm design group, SLO Green Build Member

Building owners and operators can maximize their operational efficiency and minimize their carbon footprint through the US Green Building Council's LEED for Existing Buildings: Operations & Maintenance Rating System (LEED-EB), but there is another benefit that may encourage more building owners and operators to certify their buildings through LEED-EB—and that's big financial savings.

The first LEED-EB building in the City and County of San Luis Obispo, RRM Design Group's headquarters, demonstrates that by making choices that are good for the environment businesses can

also save big bucks. Through the LEED-EB process, RRM was able to reduce their annual utility consumption, divert more waste, and increase their use of recycled materials—resulting in a Gold Certification level and a whopping \$13,000 in unexpected savings per year. Here's the breakdown of their savings:

- \$7,400/year in electricity
- \$1,500/year in gas
- \$900/year in water
- \$2,050/year by purchasing recycled paper, recycling more, and using paperless faxes
- \$1,000/year by not purchasing plastic water bottles

continued page 3

Green Build Events & Meetings:

continued from page 1

October 22, 2008

LEARN-BUILD-SAVE in Collaboration with C4

Building Materials- Resources and Certification, "Green Materials, where do you find them and how do you know if they are certified?"

-Ric Pleis, Presenting

EVENT INCLUDES:

Reception, Mind Body Online & SLO Eye Tours following presentation

LOCATION: Mind Body Online, 4051 Broad St. Suite 220, San Luis Obispo

CONTACT: ChristineR@edainc.com

October 8, 2008, 6:30PM

SLOGB BOARD OF DIRECTORS

LOCATION: Air Pollution Control District Conference Room, 3433 Roberto Ct., SLO

CONTACT: Roger Pankratz @805.286.0072 or admin@slogreenbuild.org

October 9, 2008, 5:30-7PM

OCTOBER PEER REVIEW

LOCATION: Ludwick Comm. Center, Room "A" 864 Santa Rosa Street, San Luis Obispo

CONTACT: peer-review@slogreenbuild.org
(PLEASE CONFIRM YOUR ATTENDANCE AT LEAST TWO (2) WEEKS IN ADVANCE)

October 17, 2008, 12:00PM

LEED RESOURCE GROUP

LOCATION: RRM Design Group, 3765 South Higuera Street, Suite 2, San Luis Obispo

CONTACT: Andy Pease @805.235.6355 or e-mail: andy@slogreen.com
(YOU ARE WELCOME TO BRING YOUR LUNCH)

Send your events to: Events@SLOGreenBuild.org

"Dual Flush Toilets – Flushing Tradition"

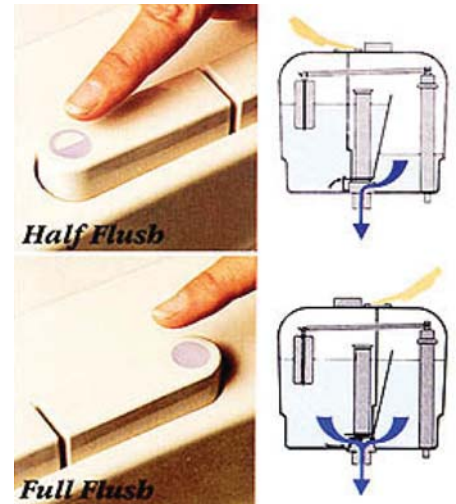
By Jessica Steely

There are many ways to use less water in your home. Simply turning off the tap while brushing your teeth or taking shorter showers is a great start. Implementing technologies like front loading clothes washers, pipe insulation, low flow shower heads and circulating hot water pumps can also be applied for increased efficiency. One product gaining popularity is a variable volume flush toilet, commonly referred to as the dual flush toilet. Proven to save an average home of four 7000 gallons of water per year, that's 67 % of their normal usage.

The first dual flush toilet was the Duoset, invented in 1980 by Bruce Thompson, working for Caroma in Australia. Since then, these fixtures have been effectively operating in over thirty countries around the world. In places like Australia, Japan, China, and Israel the dual flush toilet is considered quite standard and even mandated in some areas. The US market now has product lines readily available, making them affordable and compatible with our standard American fittings. Look for Kohler's Sterling, Toto's Aquia or one of Caroma's many models.

On the toilet, there are generally two buttons, one for a full flush (1.6 gal) and one for a half flush (.8-.9 gal). The toilets have a 4-in. wash-down flushing technology instead of a 2 1/8 in. traditional siphonic trap. This reduces blockages of solid waste.

While shopping for your next fixture, you may want to consider a few things. Decibel sound rating (dB) is of great importance to many shoppers. Some units are



Courtesy Caroma Industries Ltd .
From Australia Innovates: an on-line guide to innovation in Australia's industries

relatively noisy as they move the lesser volume of water at a greater rate in order to move all material down stream. And of course choosing the right product shape specifications such as, height, bowl shape and exposed trap profile can make life a lot more comfortable for the user.

What ever toilet you decide upon, please make sure to consider the dual flush option. They are available through most supply houses in our county. Don't be at all intimidated by the slight increase in upfront costs, the fixture will not only pay for itself in no time through rebates and reduced water and sewer bills but you will also be helping to respect and conserve one of our most limited and precious resources, Water. Make the right choice and start shifting tradition one toilet at a time.

-Jessica Steely is a member of SLO Green Build and serves on the Board of Directors and as Chair of the Community Outreach Committee. A graduate of Cal Poly, SLO (BA, Construction Management), Jessica is the Senior Production Coordinator at Semmes & Co. Builders, Inc. and is currently working on her Masters in Architecture. She may be reached at 805.466.6737.x203



SOLAR LOAN LAW

from page 1

The original idea was hatched by Cisco DeVries, chief of staff for Berkeley Mayor Tom Bates. More than a year ago, when it was presented at a meeting of mayors in Seattle, the proposal drew national and international attention, with inquiries from scores of public officials. In November 2007, the Berkeley City Council approved the plan for solar power loans that property owners could repay through a 20-year assessment.

Palm Desert, a city with an aging population and high air-conditioning costs, jumped on the bandwagon and created the Palm Desert Energy Independence Program to offer the loans, setting a goal of reducing energy consumption by 30% over five years.

Berkeley's initiative, called "Berkeley FIRST," is still in the pilot stage. But Palm Desert boasts that its Office of Energy Management has already started a list of interested customers. The city expects to be "the first city in the state to offer this benefit to its residents and businesses," said Palm Desert Management Analyst David Hermann.

So now who's "right"? And what cities will be "left" behind in the race for energy independence?

--Margot Roosevelt

LEED

from page 1

"Aside from the obvious financial and environmental benefits of implementing LEED-EB, the greatest reward has been in the impact that this has had outside our walls," explains RRM Principal Stacey White, AIA, LEED AP. "Employees are taking the lessons learned home and passing on the message to their friends and family who are implementing programs in their offices. As an employer of approximately 100 San Luis Obispo County residents, the impact can really add up."

RRM will earn a return on their investment in just under a year and a half, and expects the payback to be much quicker for anyone attempting this process in the future. Although the process saved RRM \$9,000 in operational costs, at \$10,000, the building commissioning was by far their greatest expense; however, PG&E now offers this service for free through their On-Site Energy Audit for businesses.

For individuals interested in learning more about the LEED-EB process, RRM will offer an Informational Session and Open

House in September that will provide tours of their facility, presentations on their "lessons learned," and a guide to successful implementation of the process. In the meantime, here are simple ways to reduce environmental impacts and improve occupant health today: Sign up for PG&E's energy audit; have a free waste audit done by Integrated Waste Management to determine how much of your waste could be diverted and recycled; select low-mercury fluorescent bulbs; set applicable printers to default to double-sided prints; email incoming faxes rather than print them; stop purchasing plastic water bottles; and use sustainable cleaning products and materials that are Green Seal-37 certified (far less harmful than standard cleaning solutions).

For September's LEED Informational Session and Open House at RRM's SLO Headquarters contact: Aimee Brummer @ 805.543.1794 or email: asbrummer@rrmdesign.com



RRM Design Group
Central Coast CA Headquarters
3765 S. Higuera St. Suite 102
San Luis Obispo

Join the team that keeps this powerful engine running
VOLUNTEER TODAY!



LEARN•BUILD•SAVE

For more information contact:

**P.O. Box 12043
 San Luis Obispo, CA 93406
 tel: 805.461.5986
 fax: 805.466.6739
 admin@slogreenbuild.com**

www.slogreenbuild.org

Your local non profit organization dedicated to minimize construction-related waste, create healthier, more durable buildings, reduce operating costs, and support local businesses.

Annual memberships to SLO Green Build are available at the following levels (please check one):

- Cypress \$50** **Student/Senior \$25**
 Bumper sticker, newsletter, and one complimentary copy of the Green Building Guidelines book
- Manzanita \$100**
 Above + member website listing
- Bay Laurel \$250**
 Above + one featured insert in the Green by Example binders*
- Madrone \$500**
 Above + member resource listing and website link + member brochures displayed at SLOGB-tabled events*
- Coastal Live Oak \$1000**
 Above + four additional featured inserts in the Green by Example binders + member logo displayed on binder's "sponsors" page*

*Green by Example binders are on display at SLOGB kiosks located throughout the county, and at SLOGB events. Please contact "admin@slogreenbuild.org" for insert, resource listing, and brochure specifications.

Green Building Guidelines

Do you have your copy of the Green Building Guidelines?

The Guidelines are based on the Alameda County New Home Construction Green Building Guidelines, which were first developed in 2000 through a collaborative process and public-private partnership among builders, green building experts, and the staff of Green Building in Alameda County. The Guidelines were updated in 2005 to expand its applicability throughout California, address changes in Title 24, and incorporate measures from other residential green building initiatives.

The Home Remodeling and Multifamily Green Building Guidelines were developed through a partnership among local developers, architects, contractors, green building experts, and the staff of Green Building in Alameda County.

Complementing the Green Building Guidelines is Green Points, a rating system for assessing how environmentally friendly or "green" a home is. Green Points assigns point values to recommend practices in the Guidelines based on their benefits to the homeowner and the environment.

Find copies of these guidelines on SLO Green Build website, in government kiosks and for sale at SLO Green Build sponsored events.

YES! I support SLO Green Build. Enclosed is my check for \$_____. SLO Green Build is a nonprofit organization.

Name _____

Profession _____

Company Name _____

Address _____

City _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

Please make your check payable to: SLOGB

Detach and mail to: SLO Green Build
 P.O. Box 12043
 San Luis Obispo, CA 93406

Business members will be asked to sign a SLO Green Build "Commitment to Green Business Practices" agreement prior to being on the Web site resource listing.

For questions or more information, contact SLO Green Build by e-mail at "admin@slogreenbuild.org" or by phone at (805) 461-5986.