



# The SLO Green Scene

SLO GREEN BUILD'S QUARTERLY NEWSLETTER

VOLUME 3, ISSUE 1

Winter 2009

## Green Build Events & Meetings:

### GREEN PEER REVIEW

FREE REVIEW OF PROJECTS BY LOCAL GREEN  
BUILDING PROFESSIONALS

January 20, 2009

February 17, 2009

March 17, 2009

6:30-8:30 PM

& April 21, 2009 5:30-7:00 PM

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

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

### LEED RESOURCE GROUP

January 16, 2009

February 20, 2009

March 20, 2009

April 17, 2009

12:00-1:00 PM

Bring your lunch and discuss LEED topics

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

CONTACT: Andy Pease: [andy@slogreen.com](mailto:andy@slogreen.com)

### SLOGB BOARD OF DIRECTORS

January 14, 2009

February 11, 2009

March 11, 2009

6:30-8:30 PM

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

CONTACT: Lana Adams @805.286.0072 or  
[admin@slogreenbuild.org](mailto:admin@slogreenbuild.org)

Send your events to: [Events@SLOGreenBuild.org](mailto:Events@SLOGreenBuild.org)

## Green is Good in Down Construction Market

As reported in the May 19, 2008 issue of Nation's  
Business News

At a time when housing demand remains largely sluggish around the country, advances in green building are providing a notable shot in the arm for builders, and as the housing industry moves out of its cyclical downturn green business appears headed for a galloping rate of growth. Such was reported on results of a survey in which builders were polled by McGraw-Hill Construction on the evolving trends and opportunities in the green residential marketplace. The report cited Q1 demand of the industry for keeping their business-

es alive during hard times.

"We have hit the tipping point for builders going green," said Harvey M. Bernstein, McGraw-Hill's vice president of industry analytics, alliance and strategic initiatives. "This year, the number of builders who are moderately green — those with 30% green projects — has surpassed those with a low share of green — those who are green in less than 15% of their projects," Bernstein said. "Next year," he predicted, "we will see even greater growth, with highly green builders — those with 60% green proj-

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## GREYWATER NO LONGER A GREY AREA

By, Jessica Steely

Times are tight and so are resources. With simple practice we can save up to 50% of the water we consume at our homes without actually using any less. How you might ask? Reusing most of the water that we typically let flow down our drain pipes to the septic or sewer systems can instead be reused to irrigate your landscape!

Over the last year, The Appropriate Technology Coalition of San Luis Obispo has brought four renowned speakers to the county to share their expertise on water saving practice with our communities. In response to specific demand from community service districts, plumbers, landscapers, building officials and the general public, the Appropriate Technology Coalition

invited Art Ludwig of Oasis Design to town. On December 2nd and 3rd almost 200 people gathered in Arroyo Grande at the Women's Center and Atascadero at the Pavilion on the Lake, to network and learn about this simple and legal practice of greywater reuse.

These events were a celebration of sustainability boasting the presentation by Art Ludwig, but also featured beer donated by the Cayucos Brewing Company, wine from Peachy Canyon Winery, live music performed by the Wadsworth Bluff Rats and HoneyGuide. Large educational displays and tables of literature complemented the information shared by Barry Tolle of SLO County Public Works and Jamie Lien of

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# More Power To You

by Matt Gilliss

There's a lot to think about when considering the addition of solar panels onto an existing roof.

One main concern is the impact the system will have on the existing roof framing. After all, the panels are adding weight to roof members which were not designed to carry it by the original engineer. However, with a closer look at how a typical roof is designed, it can usually be shown that the addition of a new solar panel system will have little impact on the roof's overall structural system.

Engineers design roof beams and joists to carry all gravity-induced loads the roof may see, which can be broken down into two categories: permanent ("dead") loads such as the weight of shingles or insulation; and estimated non-permanent ("live") loads such as people. The distinction between these two types of loads is important, as we will soon see.

Solar panels are typically mounted flush on a sloped roof surface with good exposure to the sun. By nature, the panels are fragile pieces of equipment which are not designed to support excess weight, much less be walked upon by people. Since the panels cannot be walked upon and are mounted flush to the roof, then from a structural standpoint, those areas covered by the panels will not experience live loading.

Roof live loads are governed by current building codes and range from 12 to 20 pounds per square foot (psf). Solar panel system weights are considered dead loads, with average systems weighing only around 3 psf. Accounting for these numbers, the structural roof elements would see a 3 psf increase in dead load, but the removal of the live load leads to a net load decrease on the structural framing in that area.

This means that, in most cases, existing roof framing members can be justified for new solar panel installations. Yes, there are other considerations, and yes, each situation needs to be properly reviewed, but don't let the perception that "your roof isn't strong enough" keep you from looking into installing a solar panel system.



Image courtesy of REC Solar, Inc.

Matt Gilliss does solar panel installation design with Taylor & Syfan Consulting Engineers, Inc. He can be contacted at [matt@taylorsyfan.com](mailto:matt@taylorsyfan.com).

## SLOGB NEW YEAR UPDATE

**New Year Greetings.** The fall brought about many changes at SLOGB. Sadly Administrator Roger Pankratz passed away unexpectedly, from a heart attack, Aug 29, 2008. Roger had been with SLO Green Build for a year and a half and is sorely missed. In late October I came onboard as the new Administrator. My name is Lana Adams, I have spent the last 10+ years in the nonprofit world. I was the CEO of the North SLO Boys& Girls Club for 3 1/2 years and the seven years prior to that was a program manager for EOC. I come to SLO Green Build with extensive experience in program development and coordination, grant writing, fundraising and community development. I graduated from UCLA in Design, have lived in North County for 21 years and have always been involved in environmental issues. I am impressed with not only the mission and vision of SLO Green Build but the actual operation and progress made in such a short period of time. I look forward to this next year and the contributions I can make to this organization, as well as meeting and working with many of you.

The last three months we have been in the process of putting together a new, greatly improved and long awaited website, due online the first of the year. This has been a much more complex and lengthy undertaking than was expected but the results will be well worth it. The new site gives SLO Green Build the capacity to expand and serve our membership in numerous ways. Thank you all for your patience during this conversion period.

In the fall the Board of Directors and other interested parties participated in the annual Strategic Planning Retreat. Planning for the next five years, concentrating on 2009, was the goal of the retreat and a great deal was accomplished in a short time. This information was then organized and sent out to the various committees for further input and fine tuning. The Plan is due to be approved by the Board at the January meeting. Stay tuned to our website for the exciting 2009 programs and events that are the outcome of this process.

As the new year begins we all face tough economic times and certainly a period of change and transition. Times like these are challenging but provide opportunity for change and growth. I believe one of the most positive and exciting changes will be the rise of the green building industry. SLO Green Build and its membership are on the leading edge of this change. I am honored to be a part of this organization and look forward to all we can accomplish.

**Lana Adams, SLOGB Administrator**

## GO GREEN

Help us go even greener by reducing our printing quantity. Receive this newsletter via email!  
Please make requests to [admin@slogreenbuild.org](mailto:admin@slogreenbuild.org)

## STAY TUNED

Stay tuned for our new website at [www.slogreenbuild.org](http://www.slogreenbuild.org)

### GREEN IS GOOD

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ects — surpassing those with a low share of green. This year has seen an 8% jump over last year, and we expect another 10% increase next year.”

Green home building is poised to generate between \$12 billion and \$20 billion in sales this year, accounting for a 6% to 10% share of the housing market, according to the McGraw Hill report, up from \$7 billion in home sales and a 2% share in 2005. This year's green building is projected to double over the next five years, reaching a 12% to 20% share of the U.S. housing market with

\$40 billion to \$70 billion in sales in 2012. Green homes are defined by McGraw Hill as those containing energy-efficient, indoor air quality, water-efficient, resource-efficient and site management features.

Forty percent of those surveyed by McGraw Hill said that the down market has made it easier to market green homes, and 16% said that the housing slump has made it much easier.

The higher quality associated with green building appears to be the key factor driving demand going forward at a time when

homes need to stand out in a market with a glut of inventory, Bernstein said. Acknowledging that current adverse economic conditions are imposing an obstacle, he said that rising energy costs are influencing customers and increasing their willingness to pay a premium for green housing.

For the full report in Nation's Business News, go to <http://www.nbnnews.com/NBN/issues/2008-05-19/Front+Page/index.html>.

### GREYWATER

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the Atascadero Mutual Water Company. These events were cosponsored by the cities of Arroyo Grande and Atascadero as well as San Luis Obispo County and The Atascadero Mutual Water Company.

In addition to the two public presentations, the Appropriate Technology Coalition held an invitation only luncheon for planning staff and building officials. Twenty of our county's leaders came together to ask questions and stimulate discussion about greywater reuse in our cities and county. A panel comprised of Matt Thompson of the Regional Water Quality Control Board, local consultant on land use and designer Josh Carmichael, Barry Tolle with SLO

County Public Works and civil engineer Mladen Bandov.

The Appropriate Technology Coalition is a combined effort of SLO Green Build, Santa Lucia chapter of Sierra Club, and San Luis Bay Chapter of Surfrider. Their goal is not only to educate our communities but also to rally public officials and building staff to raise the bar of efficiency.

To get more information watch the presentation on the SLO Green Build website, [www.slogreenbuild.org](http://www.slogreenbuild.org). Review appendix G of the 2000 Uniform Plumbing Code which can be found at the library for reference, or visit Art's website, [www.oasisdesign.com](http://www.oasisdesign.com).



Image courtesy of [www.promotemeonline.com.au](http://www.promotemeonline.com.au)

oasisdesign.com. Ask your local planning and building department about permitting opportunities and don't forget to ask your plumber and landscaper about their experience when you hire them to work on new or remodel construction projects.

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



**LEARN • BUILD • SAVE**

**For more information contact:**

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 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 have been updated 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.