

Going Above and Beyond the Building Codes: *The Role of Local Governments and Energy-Efficient Homebuilders*

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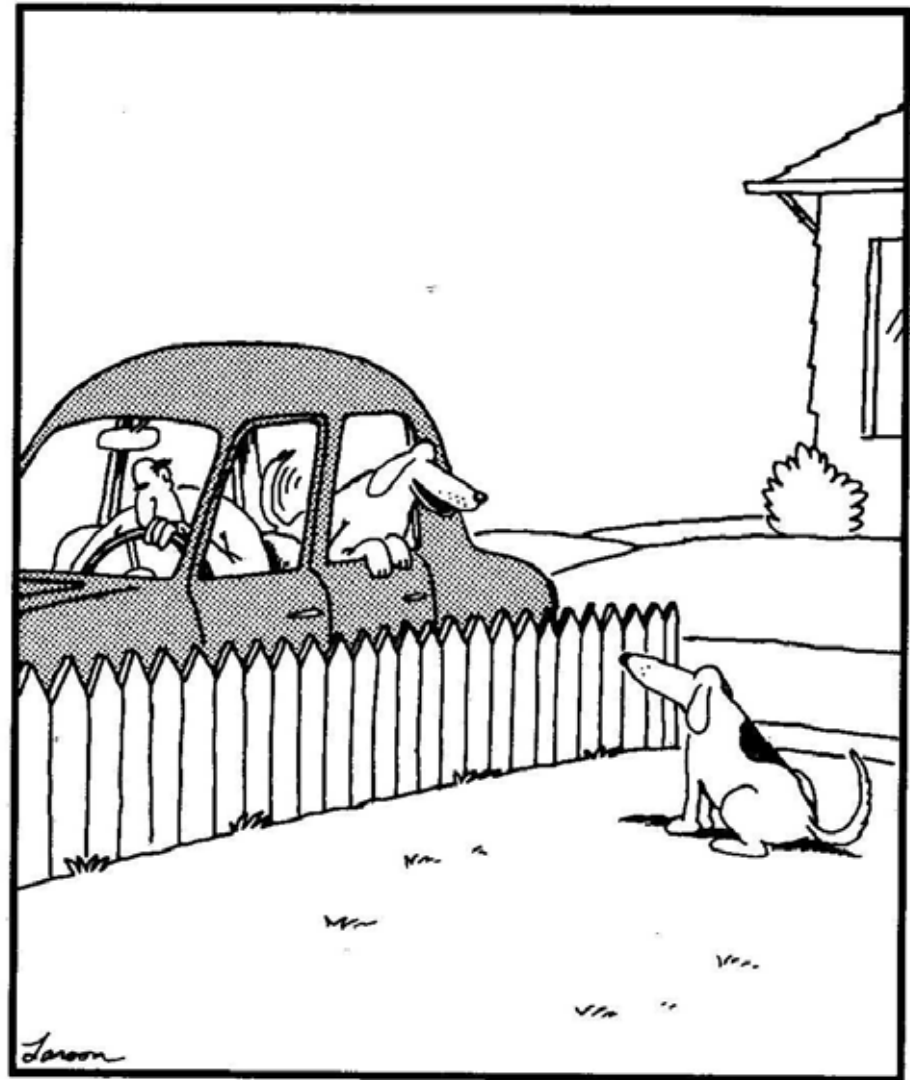
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Much like this dog misunderstands his master, we have misunderstood the tremendous value of voluntary, above-code new residential construction programs.



"Ha ha ha, Biff. Guess what? After we go to the drugstore and the post office, I'm going to the vet's to get tutored."

Energy-Efficient New Residential Construction Is Driven by Many Issues Now....

- ◆ “Phase II” of the U.S. Mayors Climate Protection Agreement
- ◆ Interest in greening local government buildings
- ◆ LEED-ND
- ◆ Sustainable development
- ◆ Proliferation of green building programs
- ◆ Interest in carbon
- ◆ Down markets (50-75%)
- ◆ Utility interest—peak summer demand is getting “peakier” (growing at 3-times base load!)



Why Are Homebuilders Building Beyond Code?



Our southwestern builders point to the following primary reasons:

- Less callbacks, less liability and less litigation
- Product differentiation
- Recognition and rewards
- Faster plan check/economic incentives
- To get ahead of, and ready for, new regulations



Incentives We Negotiate

(All aimed at product differentiation and improving the bottom line)

- ◆ Reduced fees/subsidies/deferrals
- ◆ Faster review/plan check
- ◆ Release of electrical meters prior to final inspection
- ◆ Priority field inspections
- ◆ Enhanced public relations (City-paid newspaper ads, Mayoral breakfasts, "Caught Being Good" awards, etc.)
- ◆ Special recognition (from local, state, federal governments, Clinton Foundation, Flex Your Power, NGOs, etc.)



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also inside

PCBC® 2002

Outstanding speakers
lined up for the Show [p. 22]

Selling Points

A look at the trends
in kitchens and baths [p. 15]

Home Building Day

Help advance CBIA's
housing agenda [p. 29]

It's Good for the Environment
and the Bottom Line

building
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SEEKING EXCELLENCE

The fourth in a series of articles about building department employees, builders, energy consultants, HERS raters and others who are making exemplary efforts to achieve energy efficiency in buildings.

If You Build Quality, Energy-Efficient Homes, Sign-Up for CEEP



The Community Energy Efficiency Program (CEEP) is designed with you in mind. CEEP offers a variety of benefits and in some cases, cash incentives to builders like you that create energy-efficient homes in the following participating cities.

Apple Valley
Arcadia
Bakersfield
Banning
Beaumont
Brea
Camarillo
Cathedral City
Chino
Chino Hills
Corona
Costa Mesa
Delano

Desert Hot Springs
Diamond Bar
Fontana
Fresno
Fullerton
Garden Grove
Hemet
Hesperia
Highland
Huntington Beach
Indian Wells
Kern County
Lake Elsinore

Lancaster
Loma Linda
Los Angeles County
Mission Viejo
Monterey Park
Moorpark
Moreno Valley
Murrieta
Norco
Ontario
Orange
Orange County
Palm Desert

Palm Springs
Palmdale
Placentia
Porterville
Rancho Cucamonga
Rancho Mirage
Redlands
Riverside County
San Bernardino
San Bernardino County
San Jacinto
Santa Clarita
Simi Valley

Temecula
Thousand Oaks
Tulare
Tustin
Upland
Ventura
Victorville
Visalia
Westminster

a two-part article on the Community Energy Efficiency Program (CEEP). In this voluntary program, energy consultants and building departments work together to improve the quality and energy efficiency of the houses they produce. There are many groups involved, as well as, for the first time, the builders they build.

In this installment, we speak with three participants from their viewpoints on how the program



2004-No. 76


It's easy to enroll. Just contact us today at
SCNewhomes@sce.com and enjoy the rewards.

Above-Code Construction: *The New Mexico Model*

Strategy:

- ◆ Establish local government incentives
 - Piggybacking *Sustainable Albuquerque*—starting a new *Community Energy Efficiency Program* with HBA of CNM
- ◆ Leverage DOE *Building America* technical assistance
- ◆ Educate the utilities—start new incentives and programs
- ◆ Arrange formal Governor's office support
- ◆ Use New (State) *Sustainable Building Tax Credit* and federal tax incentives
- ◆ Promote Zero Energy Homes (ZEHs)
 - with Solar Tariff (\$.13 kWh)
- ◆ Focus on a few, large builders
- ◆ Combine consumer marketing efforts with the HBA of CNM

A Look Ahead...AB 32: Huge Implications for New Residential Construction

- ◆ AB 32 sets in statute the California Governor's 2020 GHG reduction target
 - ◆ California Governor's Executive Order
 - Greenhouse gas (GHG) reduction targets
 - ◆ By 2010, reduce to 2000 levels
 - ◆ By 2020, reduce to 1990 levels
 - ◆ By 2050, reduce to 80% below 1990 levels
 - AB 32 litigation is effectively stopping development on the grounds that GHGs are not being considered enough by developers as part of General Plan Environmental Impact Reports (EIRs)
 - Consequences for new residential construction...everywhere!
- 
- A stylized, layered mountain range graphic in shades of teal and blue, located in the bottom right corner of the slide.

Thank you!

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