Group feedback on Peak Oil Preparedness report draft section on architecture

- **Document organization and formatting**
  Please include section numbers and page numbers.
- **Introduce issues**
  First, present the issues regarding peak oil. Then response to those issues in the document body.
- **Focus on end-use energy consumption**
  End-use (lighting, heating, cooling, etc.) energy consumption is more interesting approach than examining fuel sources.
- **Low-cost and no-cost first; short-term first**
  Improvements with metrics have higher priority, since the improvements are measurable. Prioritize things in the near-term above those in the long term.
- **Split incentives**
  The barrier of split incentives must be addressed squarely. See policy measures for dealing with split incentives. (google "IEA 15 October 2007 split incentives")
- **Financing**
  Government financing models may be appropriate for citizens, too. E.g. Energy Service Performance Contract (ESPC)
  - applied to government sector only, not to private
  - 2006-2015 goal of 2% reduction per year, over the 2003 base consumption
  - Federal standards around Indeterminate Delivery, Indeterminate Quantity (IDIQ)
  - Prequalify Energy Service Companies (ESCOs) for home owners
- **CA Title 24**
  California title 24 is changing fast...needs to be acknowledged (see p. 10 of report). Require level IV efficiency for external power supplies.
- **EROEI assessment**
  EROEI assessment is challenging because there is no protocol. Lifecycle analysis does have a protocol. 40-50% is embedded energy for buildings.
- **City procurement**
  San Francisco does have procurement regulations. Does the City follow FEMP guidelines (top 20% efficiency required for products)? Electronic Product Environmental Assessment Tool (EPEAT): SF adopted bronze level. Should adopt gold level instead—meet all voluntary criteria.
- **Incandescent bulbs**
  Accelerate the US phase-out of incandescent bulbs, accompanied by a phase-out program sponsored by the City.
- **Community reuse program**
  Institutionalize a community reuse program.
- **Energy rates**
  Adopt time-of-day rating across the board for all PG&E customers.
- **Prioritize recommendations**
  Reprioritize issues in document more around the core issues. Under core effects of peak oil,

what issues will people be facing? To some degree this is addressing the BAU. Peak Oil presents more pressing issues. When things are in worse shape, how will people be affected regarding issues around architecture and housing? E.g. Our civilization cannot afford to maintain current high-energy consumption. Building and infrastructure maintenance becomes less affordable as energy sources decline.

- **Building heights**
  Do not permit new construction above 7 stories. Newer buildings will be available in 50 years. Energy supplies might not be sufficient to run elevators and water. Consider reviewing this issue with architects. Perhaps consult Richard Register.
- **LEED**
  Provide an introduction on the LEED rating system. LEED is a poor measure of energy efficiency, so good to provide criticism.
- **Adaptive vs. prescriptive standards**
  No teeth in the argument regarding adaptive standards. No references available. Is this a high priority compared with other issues? Temper emphasis on this point. Be aware that development of new standards may take years (choose short-term over long-term). Recommendation is to look at overall building performance. Bigger win that focusing on standards.
- **Pollution**
  Greenhouse gasses and pollution are focus of several recommendations. Although these points are good responses to real problems, they are well outside the topic of peak oil. Or perhaps the link is not made.
- **Completion of paper**
  Give yourself sufficient time to complete the paper on schedule. First, structure the document into an outline & sections. Then, produce a rough draft. If unable to complete the document, work with the task force now to find someone to hand the document over to.
- **Energy cost per sq. ft.**
  Real estate measurements are often published "per square foot". This is also a reasonable way to measure energy consumption. Consider providing this data during real estate sales transactions. Also, provide energy consumption records for part three years (from energy bill). Question: how to on-site renewable energy stats fit into this requirement?
- **Energy hogs**
  Consider taxes on high-energy consumption devices. May introduce some complex legal challenges.
- **Intelligent power strips**
  Encourage the use of intelligent power strips, especially for electronic devices.
- **RESCO**
  Get involved with Renewable-based Energy-Secure Communities (RESCO).
- **Home performance industry**
  The home performance industry is now waiting for incentives to engage with home owners. Provide those incentives.