

Title 24

What is CEC Title 24 exactly?

Title 24 is the California Energy Commission's (CEC) Energy Standard for Residential and Non-residential buildings. This includes U-Factor and Solar Heat Gain Coefficient (SHGC) requirements and is independent from Energy Star.

To be approved for building permits in the state of California, projects must meet or exceed Title 24 building code requirements. Cities must use the state Title 24 requirements as a baseline for all permitted construction work within their borders. Some cities and counties may be more stringent than the baselines. Consult your local building permit offices for specifics for your project area.

What is changing from the old regulations?

Effective July 1, 2014, the 2013 update to CEC Title 24 will establish a new baseline for energy efficiency. These new values are based on the 2008 baselines and are a step towards more energy efficient structures.

The 2008 Title 24 required a 0.38 Prescriptive U-Factor and a 0.40 Prescriptive SHGC. The 2013 Title 24 will require Prescriptive values of a 0.32 U-Factor and a 0.25 SHGC.

How to meet regulations - 2 available methods

Option 1: The Prescriptive Method

The Prescriptive Method requires that each product used in a permitted project meets the baseline U-Factor and Solar Heat Gain Coefficient (SHGC) individually - no wiggle room. While this method is typically used in residential construction, there are different prescriptive values for "non-residential" construction that utilize this method as well.

Overall, this method is easy to follow and can also be used on new construction projects, providing a simple way to save time getting a permit.

Option 2: The Performance Method

The Performance method is used on permitted projects where the selected products that do not meet Title 24 individually. This method is typically used in new construction but can also be applied to replacement projects.

In the Performance Method, professional Title 24 consultants use software to configure "trade offs" to find an "Alternative Calculation Method." This software calculates energy efficiency of a building in overall square feet value, rather than each product individually.

For example, if a project is planning on using aluminum windows, but the windows do not meet Title 24 under the Prescriptive Method, other areas of the home may be considered in the calculation to configure an overall Title 24 compliance, such as HVAC and insulation.

Title 24 consultants typically take approximately 2 weeks to prepare a report for a single family home and charge between \$200 to \$300.

For more information, visit the CEC website:

<http://www.energy.ca.gov/title24/2013standards/>