



The Gordian Knot

Façade Tectonics Forum



Seattle Department of
Construction & Inspections

Duane Jonlin, FAIA
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Cities make it happen





GREENEST CITY

2020 ACTION PLAN

Green Buildings



 Toronto

TORONTO GREEN STANDARD v3

| | | | | |
|--|--|---|--|--|
|  AIR QUALITY |  GREENHOUSE GAS EMISSIONS ENERGY EFFICIENCY |  WATER QUALITY, QUANTITY & EFFICIENCY |  SOLID WASTE |  ECOLOGY |
|--|--|---|--|--|

SUSTAINABILITY REQUIREMENTS FOR
NEW DEVELOPMENT IN TORONTO

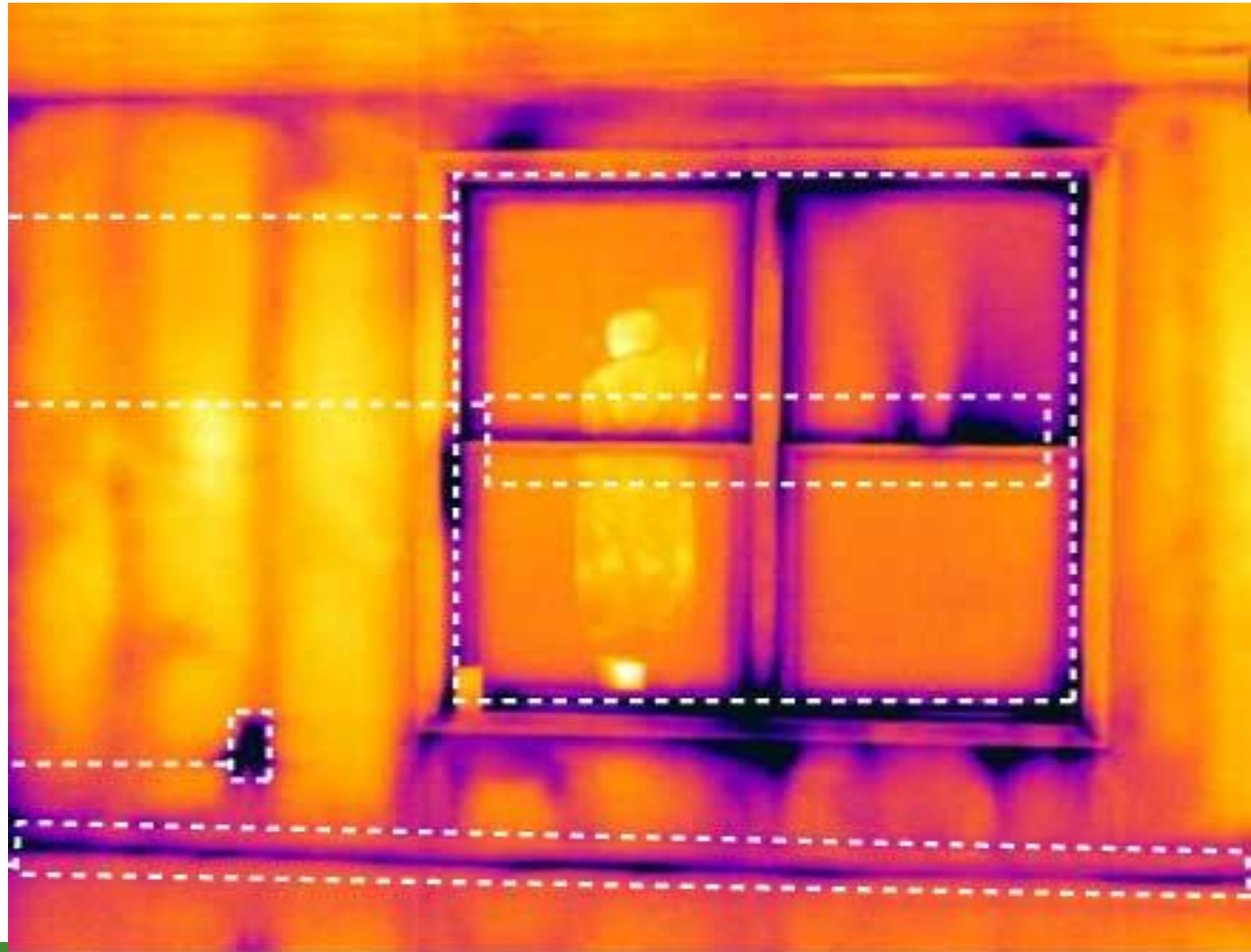
City Facilities



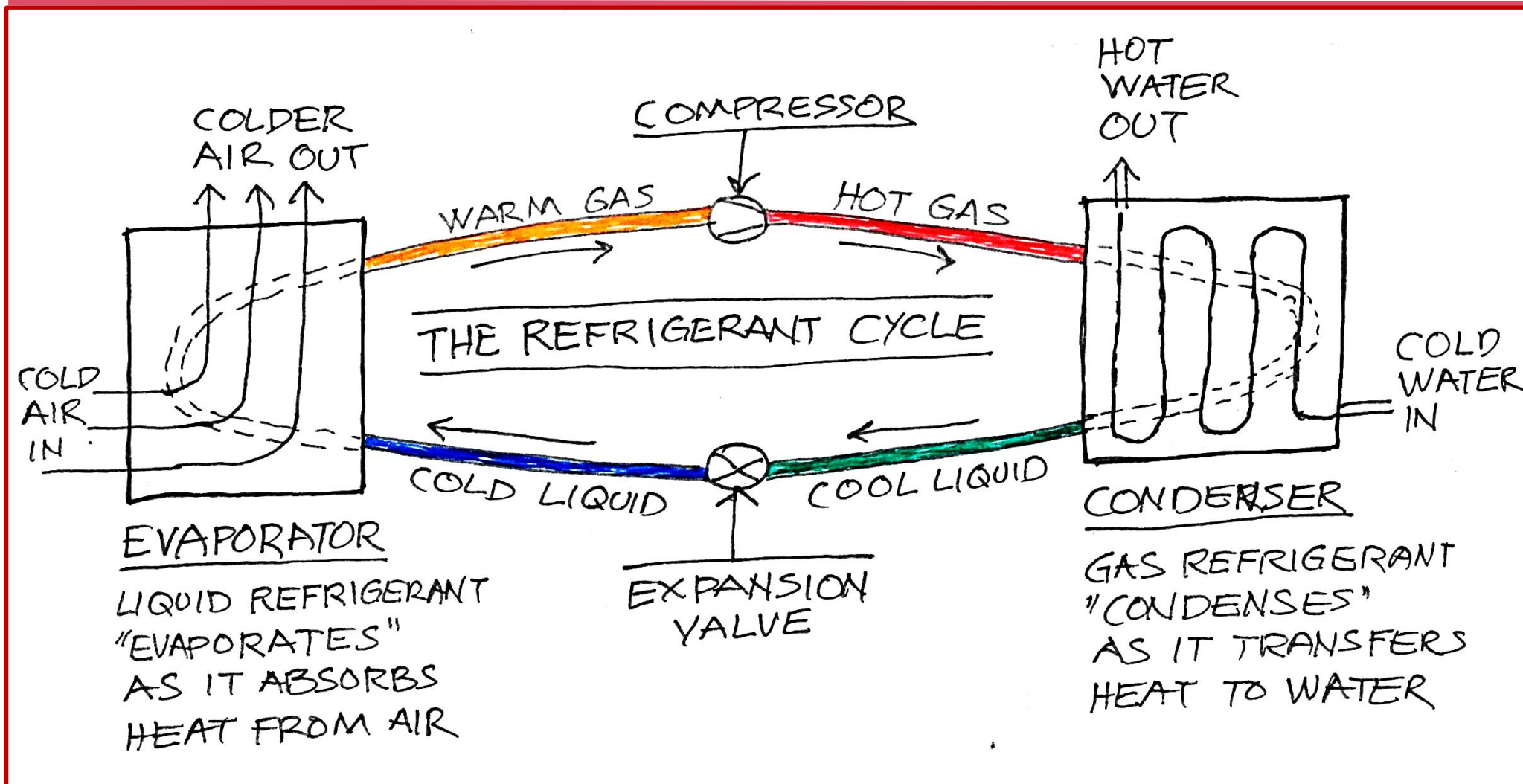


A different path: Just tell them what you're after

- Tested air barriers
- High-performance windows
- Heat pump heating
 - (not to mention...)
- Heat pump water heating
- Thermal bridging control
- High-efficiency heat recovery
- High-efficiency lighting



If everyone installed heat pumps...



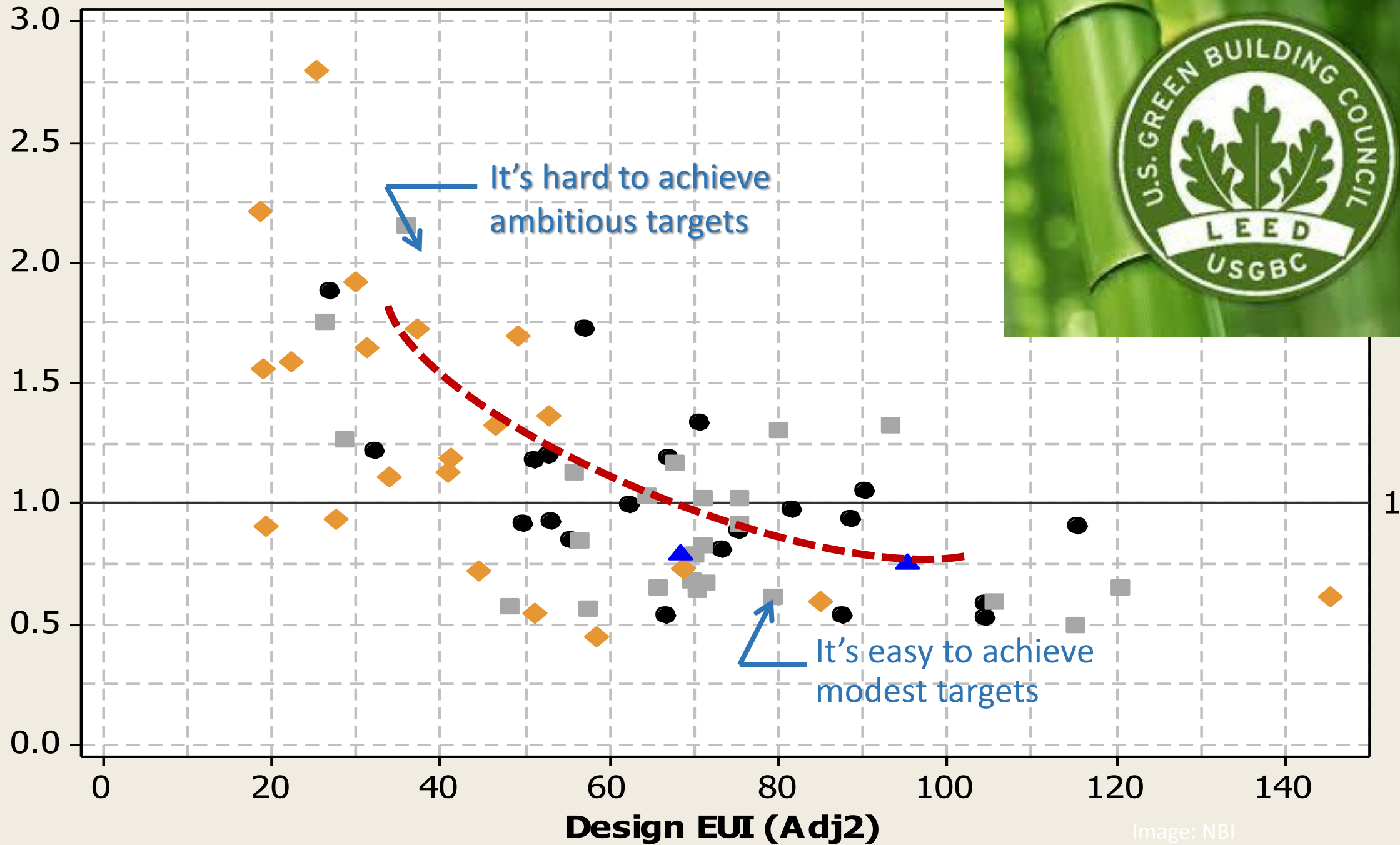
Modeling makes buildings worse. (When use for code compliance)

because...

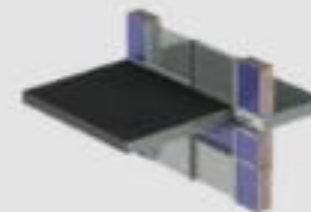
- Real (prescriptive) buildings are never completely “code minimum.”
- Modeling *always* sacrifices permanent envelope quality for replaceable equipment.



Actual / Design EUI (Adj2)



Guide to Low Thermal Energy Demand for Large Buildings



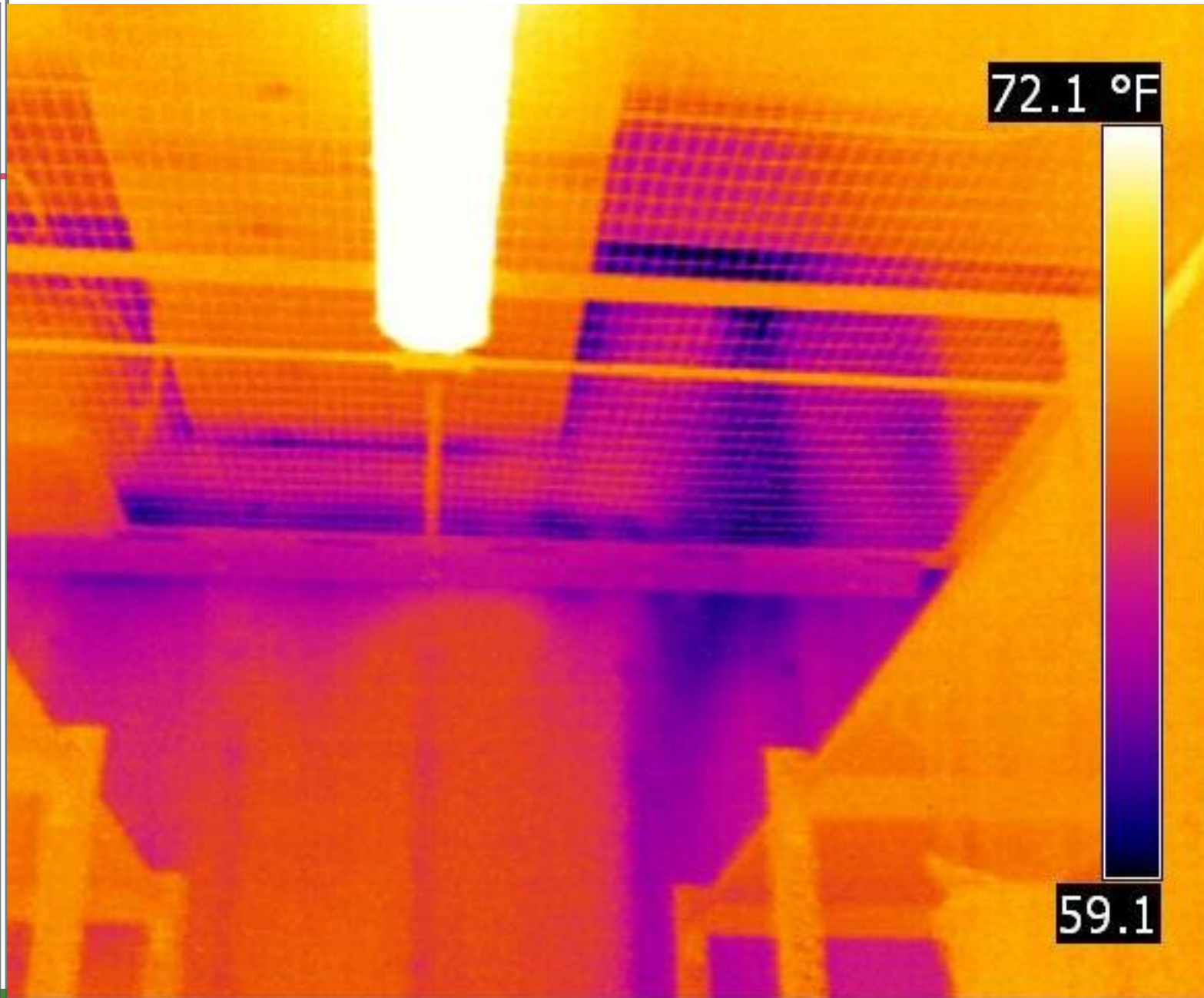
Building Envelope Thermal Bridging Guide

VERSION 1.2

2018

Invisible,
intangible,
variable

Do you have
x-ray vision?



Lookin' Good!

Air Barrier Verification

Just \$49.95

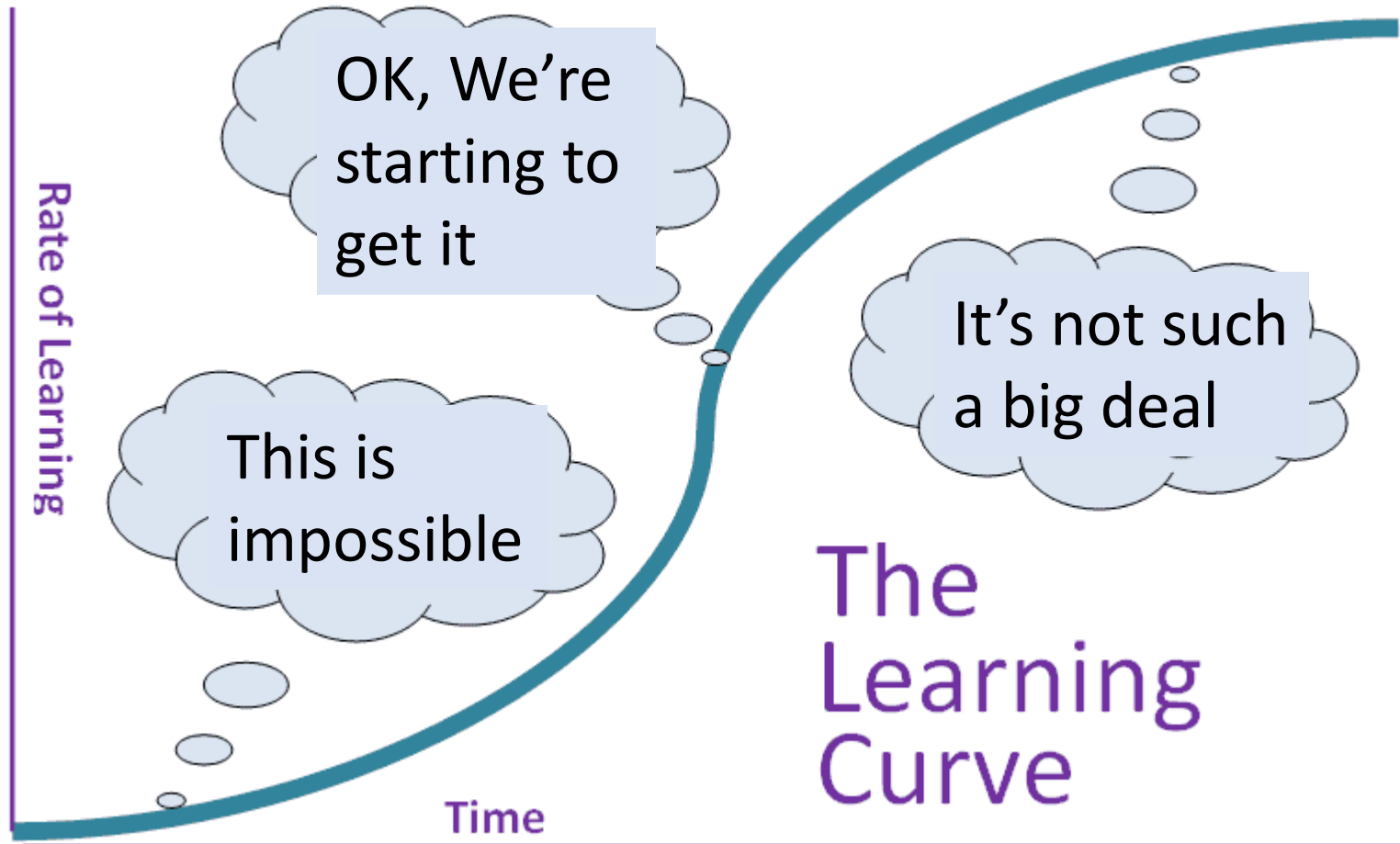
Official-looking 10-page Report

We'll put your project name and address right on the front. Includes responsible-looking corrections, written by a recovering building official.

Tired of special inspectors that just want to make you look bad? Hire the guys that'll keep you **Lookin' Good!** We'll get someone out to your site periodically*, but don't worry—their eyesight ain't too good! *Whenever the clinic lets him out



The Learning Curve: Set a “new normal”







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