



MFC NEWS

“Building Understanding”

MFC will find out the truth about buildings and answer the hard questions.

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About MFC News

Myles F. Corcoran and his Team would like to share the best of what we’ve learned over the years about well constructed buildings and resolving construction disputes.

Please help us make this a “Construction Community” endeavor by sending us your feedback, comments, wisdom, and ideas for future issues. Call 831-476-4502 or email us at mfcnews@mfcbuild.com.

What’s New at MFC...

MFC became members of the Santa Cruz Construction Guild in August. We are honored to have been invited to join and look forward to meeting and working with fellow members.

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Our CSI library has been updated from MasterFormat1995 to MasterFormat2004, which expands the divisions from 16 up to 49 possible categories. Also notable is that the 2004 numbering system utilizes six digits, up from the previous five-digit system.

We welcome those in the industry to stop by to utilize and borrow from our library.

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See photos and summaries of how we’ve helped clients like you on our new Project Page: www.mfcbuild.com/mfcprojects.html

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**Attend the 2010 Westcon Symposium:  
Sheet Metal Flashing  
8-5pm Tuesday 11/16/10  
Golden Gate Fields, Berkeley  
Contact: [www.westcon.org](http://www.westcon.org)**

## Quote of the Day

*“Whatever good things we build  
end up building us.” ~Jim Rohn*

## Wisdom Corner

### CALGreen Code, Jan. 1, 2011

Continuing to lead the way in the fight against climate change and protecting the environment, California adopted mandatory building regulations, for all new construction in the state, that will achieve major reductions in greenhouse gas emissions, energy consumption, and water use. Title 24 Part 11, also known as the CALGreen Code, is the nation’s first statewide green building standards code and it will take effect January 1, 2011. Any time code changes, Litigation will be effected down the road, so Attorneys and their Experts need to stay abreast of all the latest changes.

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## Top 10 Waterproofing Mistakes MFC has Seen in the last 20 years

Myles Corcoran spoke at the Santa Cruz Construction Guild meeting on October 21, 2010. Members attended, even though it went head to head with Game 5 of the San Francisco Giants’ National League Baseball Playoffs (MFC did provide game score updates during the talk). Due to this conflict, MFC has been asked to speak again in January for those who couldn’t make it. Those that did said it was very valuable.

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## CALGreen Code, Jan. 1, 2011

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The CALGreen Code is a comprehensive and uniform regulatory code for all residential, commercial, hospital, and school buildings, ensuring that every new building in California is built using environmentally advanced construction practices.

Having a mandatory code will allow California's Contractors to build to a certifiable green standard without having to pay costly fees for third-party programs. Per the [buildinggreen.com](http://buildinggreen.com) website, LEED certification costs roughly 3¢-5¢ per square foot to register and certify your new construction project (at the very least). LEED projects cost a premium of 2%-15%.

The CALGreen Code contains requirements for construction site selection, storm water control during construction, construction waste reduction, indoor water use reduction, material selection, natural resource conservation, site irrigation conservation and more.

Builders and design professionals will be required to incorporate features within the design of buildings and site preparation in order to meet the new requirements. Plans and specifications will need to be supplemented by documentation of conformance with the CALGreen Code. Checklists to help document compliance are provided within Chapter 8 of the CALGreen code.

Nationally, the International Code Council (ICC) has developed the *International Green Construction Code* (IGCC); the Federal Government and some states are adopting that code rather than create their own.

## The 2010 Green Building Standards Code will require:

- 20 percent mandatory reduction in indoor water use, with voluntary goal standards for 30, 35 and 40 percent reductions;
- Separate water meters for nonresidential buildings' indoor and outdoor water use, with a requirement for moisture-sensing irrigation systems for larger landscape projects;
- Requiring diversion of 50 percent of construction waste from landfills, increasing voluntarily to 65 and 75 percent for new homes and 80 percent for commercial projects;
- Mandatory inspections of energy systems (i.e., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity according to their design efficiencies;
- Requiring low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board.

As for the County of Santa Cruz, they will differ from the State in that they will be using a points-based system. Also different from CALGreen is that the County mandates apply to residential buildings only and will include residential remodels and additions.

The 2010 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11, also known as CalGreen, can be downloaded for free via this link:  
[http://www.documents.dgs.ca.gov/bsc/CALGreen/2010\\_CA\\_Green\\_Bldg.pdf](http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf)

More information can be found about building codes in general and CALGreen at the Lorman Seminar on March 15, 2011 in San Jose. The speakers will be Brad Bening, Esq., Robert McDonald, Esq., Ronnie Fong, and MFC's very own Myles Corcoran. △

## Top 10 Waterproofing Mistakes MFC has Seen in the last 20 years (Continued from page 1)

Myles's presentation showed photos of apparently fine buildings that when tested, were found to have rot and be unsafe. The majority of waterproofing problems were in the areas of: elastomeric paint, non-weatherized penetrations, materials that react to each other, venting, dissimilar metals, self adhering flashing (SAF), window & door installations, flashings, and stucco.

If you are not a member of the Santa Cruz Construction Guild, but are interested in learning more about this topic, please contact our office. We may be putting together a one-day seminar on this topic in much greater detail, if there is enough interest. ☺

