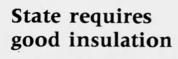
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the percentage of glazing to gross floor area from 16 to 20.

It is difficult to assess the extent of damage to the construction industry is the Escondiol area caused by \$\$827.1 to went into effect when the recession had put building starts at an all-time low anyway and in a season when con stant rains brought what building was in progress to frequent halts. It also put a stop to the manufacture of adob bricks, a process that requires sun for baking.

Moreover, as with any new legislation, building permits previously issued could be carried out. And subsequent to Feb. 22 there was a huge lag in building permits.

But Goodbody said the passage of the legislation cost the adobe industry at least \$1 million (the average adobe house costs \$100,000 unless the owner builds it himself, in which case it can be cheaper to build than a conven-

And Bill O'Donnell of Escondido Glass, which supplies glass to the small contractor, said it cut business back 10 to 12 per cent and "had small contractors running scared. It's OK for the his custom borne," he said

The Escondib building department said the "ban" on adube was not even elt at City Hall, since, although elter at City Hall, since, although country, only one adube home has been built within the city limits in the built ville the city limits in the state five years. The county building department in Vista said several applications for permits were returned without approval after SERT went into effect, because they did not meet insulation and glass ratio standards, but that at least half of them were quickly corrected.

Part of the problem appeared to b that, although the industry ought is have had plenty of warning that SB 27 was coming, not enough people has copies of the detailed requirements or the bill, and lack of information fanne a general panic. Adobe builders were saying they were going to be bankrup and complaining at the lack of under standing of their material.

There is no doubt that SB 277 will increase the already burgeoning cost of building, but the resultant saving on energy bills from the improved in sulation will result in a homeowner recouping his money in three years or

The developer, faced with additiona costs, will tack them on to the price of the house, but the purchaser will recoup them from utility bills, if he stays in the house long enough. And we all stand to profit because houses will consume less of our vanishing stock of fossil fuel.

Moreover, the federal government is working on a set of minimum energy saving standards that will affect residential and commercial building (the state law applies to homes apartments and hotels) and is more stringent than SR 27.

While SB 277 left no loophole to alternate materials like adobe, it di leave a loophole for methods o heating and cooling that do not cor sume fossil fuels. If you build a hom with solar heat, for instance, you cause as much glass and adobe as you like. The clause allows for "alternat systems" that do not deplete energy sources.

One thing SB 277 assures is that the cheaply-built house or apartmen building with loosely-fitting doors and windows and no insulation is a vanishing species like the California condor. But unlike the condor, there will be no attempt to preserve this way of wasting flet.



Kris Lindblad photos







