

Sustainable Building and Planning Advisory Committee

August 5, 2009 – Meeting Summary

1. New Business

- a) Shared new flow diagram and matrix with the group and collected remaining surveys.
- b) Discussed third party inspections, building size (commercial), waste management, phasing, in-lieu fees, and exemptions.
- c) Ideas about Building size:
 - Commercial building size is based off of need, where residential is more of a luxury
 - Greater standards shouldn't affect larger residential buildings that are needed for a large family.
 - Energy code is more lenient for commercial buildings
- d) Ideas about in-lieu fees:
 - How should in-lieu fees be spent? (education and outreach, measurable reduction in energy, renewable, low income assistance, dispersed through rebates or grants)
 - Create a board to decide how to allocate in-lieu fees
 - Eagle, CO's example
 - Using in-lieu to supplement 3rd party inspection costs is difficult.
 - Whatever is funded through in-lieu fees cannot be a required program component that is reliant on the fee as a funding source.
 - Main issues with in-lieu fees are: 1) establishing what the funds can be applied to, and 2) administering the dispersal of funds.
- e) Ideas about 3rd party inspections:
 - Little to no additional administrative capacity needed to implement when a 3rd party is inspecting
 - Creation of approved 3rd party inspection list, similar to 3rd party review list
 - Similar to radon testing
 - Main issues with 3rd party are: 1) additional cost, 2) who pays, 3) regulation
 - Green Building Forum showed preferences towards developer/owner paying for additional 3rd party fees due to the increased resale value and reduced utility bills which would benefit the developer/owner.
 - Verifying 3rd party inspector for impartiality is important.
- f) Ideas about construction waste management:
 - Problem with job site employees
 - How does the City enforce waste management?
 - Limited by collectors capacity or desire for construction waste.
 - Cardboard is accepted and is kept clean by providing the proper repository (no open top dumpsters)
 - Deconstruction may cost more, but recycling the waste saves vs. paying tipping fees.
 - Require a waste management plan to be submitted to the City.

- Require recycling for demolition permits.
- Approximately 33% of all construction related mass is waste.

The following items were assigned at the meeting:

Garth – What does Boulder do with their required commercial energy model, what is it exactly, what does it entail, and what is the benefit.

Chip – Does LEED NC incentivize or require a reduced building size for commercial buildings? If so, how?

Dave- review an existing 3rd party inspection program, other than Santa Fe's and determine why they chose 3rd party, who pays, how much, if there is a list of approved inspectors, and what the administrative process is.

Hermie – review Santa Fe's 3rd party inspection program and determine why they chose 3rd party, who pays, how much, if there is a list of approved inspectors, and what the administrative process is.

Craig – Demo waste (sorry, I can't recall the exact question you were supposed to look into)