

Sustainable Building and Planning Advisory Committee

November 18, 2009 – Meeting Summary

1. New Business

- I. Art Carlson demonstrated heat flux system. Emphasized the importance of innovation of insulating prosperities.
- II. The City's attorney should review a draft of the preliminary recommendations prior packaging it for the Council, to ensure any legal issues are addressed before significant amounts of work are done on the recommendations.
- III. Dick mentioned the importance of innovation and thought that requiring a certain insulation value (i.e. R-19) from traditional insulation materials may be limiting or restricting opportunities for innovation. The mentioned a tool that can be used to determine the insulation values of varying materials.

2. Old Business

I. The Committee members presented the information they were tasked with finding:

- a.) Troy – ECO Build's (Eagle Co.) commercial remodel program only applies to remodels when over 50% of the existing floor area is being modified. It is a point based system that requires verification in the field and at the time of plans review. No building size limitation on commercial buildings.
- b.) Steve – Boulder's Additions and remodels - tenant improvement (TI) require everything that is touched to be brought up to code.

II. CONTINUATION OF DISCUSSION ON RECOMMENDATIONS

- a.) Discussed additions as they pertain to commercial:
 - Look into energy modeling on bldgs over a certain sq. ft. (ex: 20,000 sq. ft.) as well as requiring HVAC systems if no mechanism is provided for building size. Large commercial buildings can be energy hogs and especially need air quality address.
 - At 4,800 sq. ft. one air handler will do, but after 4,800 sq. ft. you need two air handlers because things become more complicated.
 - HVAC section is really weak in comm-check.
 - Exterior energy usage is not addressed in Energy Star Commercial or Comm-check.
 - HVAC and ventilation are tied together and both need to be designed and enforced.
 - Modeling takes care of HVAC and ventilation but doesn't ensure "built to plans".
 - The ASHREA standards are used in Energy Star
- b.) Discussed HERs and Building size:
 - The County is thinking about a sliding HERS scale based on bldg size. 50% addition triggers all new electrical and mechanical inspections. 500 sq. ft. addition triggers the same. HERS is required at point of sale and building permit.

- Austin, TX requires an energy audit whenever a home is sold. Berkley requires energy efficient remodels at point of sale, which correspond with the sale price of the home.
- If you create points from the beginning, incrementally, you avoid the 4,999 sq. ft. home, which gets you under the 5,000 sq. ft. point bracket, for example.
- 3rd party inspections by default will be educating homeowner and builder.