

Sustainable Building and Planning Advisory Committee

November 4, 2009 – Meeting Summary

1. New Business

- I. HERS score is derived from 2004 IECC where as NW ENERGY STAR may be derived from 2006 IECC. What does this mean for selecting a HERS score for the recommendation?
- 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 – California's Title 24 does address commercial energy use by requiring an energy performance standard or test through the creation of an energy budget. Title 24 uses prescriptive and performance for remodels and additions.
- b.) Mariel and Jolyon - Energy Star Commercial certifies buildings using CBECS (Commercial building energy consumption survey), which is the same thing used by LEED NC. A building must be occupied and operating for one year, prior to being awarded ENERGY STAR COMMERCIAL. A building can be designed for ENERGY STAR COMMERCIAL and plans can be stamped showing designed to energy star. This may be sufficient enough and may eliminate the need for follow-up a year later, which may be burdensome.
- c.) Mariel - RECO's (residential energy conservation ordinance) are similar to point of sale upgrades. It is a policy tool used fro upgrading energy efficiency and water usage of the existing housing stock. All existing RECOs apply to rental properties and some apply also to point of sale scenarios, where the responsibility of complying with the RECO typically belongs to the seller or else the buyer and seller negotiate who will be responsible. Most RECO inspections are completed by a certified private inspector, non-profit organization, or directly by the City building dept. Costs to the City are minimal, energy savings is estimated to be on average \$240 a year per home. The cost to the property owner is between \$500-1,000, but a cap could be put on the cost or it could be a percentage of the house value.
- d.) Chip – LEED NC requires 20% below baseline for water consumption.
- e.) Hermie – Randy Baker, this region's mechanical inspector, says IAQ is a big problem and suggests HRVs for new residential construction. Currently only 3 air exchanges is required for residential. Manual J is not required for residential because the IRC is an alternative compliance path that can be pursued. Commercial buildings must comply with ASHRAE.

Does a larger or smaller house need more air exchanges? Jay said that he can't get his clients to install an HRV in a commercial building below 10,000 – 12,000 square feet. Other areas in the state require a mechanical engineer.

f.) Mariel – cardboard pick up at commercial sites is not a service that is included in recycling pick -up

II. CONTINUATION OF DISCUSSION ON RECOMMENDATIONS

a.) Discussed additions as they pertain to residential:

- Prescriptive or performance?
- It was discussed that all additions must meet the new code, but the existing structure should be required to comply with some upgrades depending on the scale of the addition. This would be determined by creating a threshold in either sq. ft. of the addition or a percent in relation to the existing structure.

b.) Discussed remodels as they pertain to residential:

- If you make alterations to a component you must update it to the new code.

c.) Discussed remodels as they pertain to Commercial:

- The City could require comm-check in a specific percentage above the 2006 IECC.
- Chapter 34 of the IBC specifies commercial remodels trigger updates.