

Sustainable Building and Planning Advisory Committee

September 16, 2009 – Meeting Summary

1. Old Business

I. Jolyon reviewed HERs and its connection to Resnet and other HERs related programs.

2. New Business

I. Reviewed updated survey rankings and discussed building program components

a) Ideas about Indoor Air Quality as it pertains to New Residential Construction:

- The tighter the envelope the greater the need for ventilation
- Increased ventilation and energy efficiency associated with a tight building envelope can run counter to each other.
- A heat recovery system (HRV) can cost between \$700-3,000.
- Minnesota requires HRVs due to mold issues.
- Wall ports are much cheaper, required in OR and WA, but may not work in this climate due to frequent freezing temperatures.
- The committee could cherry pick ENERGY STAR's recommended ventilation standards.
- Could require cleaning of all forced air duct work before occupancy or cap and seal after installation and during construction.
- Control VOC's through paints, stains, and adhesives.
- Could prohibit duct work in unconditioned spaces, similar to California's requirements.
- Could determine a specific rate threshold where HRV would be required.
- Need to determine the level of appropriate air exchanges.
- Energy Star NW recommends 7 air exchanges
- NAH suggests 7.5 cfm per bedroom and 7.5 cfm controlled auto exhaust and supply fan.
- Homemade versions of HRV can be done, but installation and performance should be checked.
- An ERV isn't needed because of our dry climate.

b) Water conservation as it pertains to New Residential Construction:

- 1.6 gpf for toilets is considered water conserving
- On-demand recirculation is the insulation of water lines and occupancy sensors, this saves energy, but maybe not water.
- Meet threshold on appliances
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c) Materials and Resources as they pertain to New Residential Construction:

- NAHB's resources efficiency section addresses advanced framing techniques as a way to meet their requirements.

- Durability of a structure will get at material efficiencies because materials will last longer and not need to be replaced as frequently.
 - This was determined to be a lesser priority of the group due to the difficulty to implement and verify that certain renewable or nearby materials are being used.
- d) Building size as it pertains to New Residential Construction:
- Hailey doesn't have big houses now, but that doesn't mean it shouldn't be addresses to ensure that in the future it won't.
 - Is controlling for home size legal in Idaho?
 - Building size requirements can create the need for points based system or energy mitigation fees (i.e. in-lieu fees)
 - Consensus was that this topic was a priority because bigger homes consume a disproportionate amount of resources.
- e) Building size as it pertains to New Commercial Construction:
- Cost prohibitive
 - Decreases Hailey's reputation of being business friendly.
 - Mixed use buildings (i.e. large buildings with multiple commercial spaces is generally a positive thing that we wouldn't want to disincentivize)
- f) Materials and Resources as it pertains to New Commercial Construction:
- Commercial buildings are so varied, it is difficult to develop requirements, which address all the possibilities.
- g) Water as it pertains to New Commercial Construction:
- Water efficient fixtures in restrooms could be used.
- h) Indoor Air Quality at it pertains to New Commercial Construction:
- Should be required component
 - ASHRAE may cover all requirements that should be mandatory, which may need to be reinforced.
 - Require a mechanical engineer to design and stamp plans.