

Sustainable Building and Planning Advisory Committee

September 2, 2009 – Meeting Summary

1. New Business

I. Reviewed updated survey rankings and discussed building program components

a) Ideas about commercial remodels:

- Apply the same implementation procedure and requirements as are being applied with the IECC 2006 code. If an above code energy program is developed, energy efficiency upgrades done on the remodel would only be required on the portion of the remodel that addressed by the new program, similarly to how remodels are required to upgrade to IECC 2006 specifications when new windows or insulation is required.
- Require Comcheck to be submitted with the remodel to show compliance.
- Possibility of requiring other program components, beyond energy, for remodels.

b) Ideas about New Construction - residential:

- Dave: HERS with phases (1st year=80, 2nd year=75, 3rd year=70)
- Craig: HERS, 70-75 to start, with greater efficiency phased in
- Chip: HERS or LEED for homes. Possibly make LEED for homes an exemption for complying with HERs. Score of 75 or lower.
- Hermie: HERS of 80 or less, but has reservations about 3rd party inspections, with little to no involvement by the Building Dept.
- Troy: HERs of 70.
- Dick: unsure. Needs more information on HERs program.
- Steve: HERs 80
- Jolyon: HERs 70.
- It is important to separate goals from implementation. The committee could present a set goal (i.e. 30%) to the council with options and recommendations on how to achieve that goal (i.e. implementation).

c) Ideas about Waste Management:

- Ohio Gulch landfill is close to full; therefore, recycling and better management of waste may be timely.
- Quantifying the waste diverted from the landfill may prove difficult
- Cardboard and clean wood waste should be the priority and is currently feasible
- Education is key
- 30% waste reduction should be the goal
- Recycling containers for clean wood waste and cardboard should be required, but no inspection, due to limited administration capacity.
- If recycling containers are required and they are already paid for, it costs more not to use them, because tipping fees will be greater.
- Tipping fees structure may provide goal without policy being adopted.

d) Ideas about Sustainable Sites:

- Jolyon: low priority
- Steve: Low priority
- Dick: Conservation is important, especially for food production
- Troy: not a high priority, but storm water management and erosion control during construction activities is important.
- Zoning and Subdivision Ordinance amendments may address sustainable site more appropriately, through zoning designations and identification of sensitive lands.
- Currently have storm water and erosion requirements for properties larger than one acre.
- Protecting sensitive areas through zoning may be more appropriate in the County considering cities are typically built out to their maximum boundaries, leaving little vacant land open. Land should not be in the City, but in the County, if it isn't developable.