



**Building Performance Standards  
Advisory Task Force Meeting Agenda  
Thursday, January 13, 2022  
10:00am-11:30am**

**Zoom [LINK](#)**

**Meeting ID: 875 9490 4116**

**Passcode: 850665**

TIME	ITEM
10:00 AM	<p><b>Welcome &amp; Thank You.</b></p> <p><b>Land Acknowledgement*:</b> <i>We would like to open this convening by recognizing that we are on the unceded ancestral land of the Coast Salish peoples, the traditional home of all tribes and bands within the Duwamish, Suquamish, Tulalip and Muckleshoot nations.</i></p> <p><b>Announcement:</b> Please remember to take this Doodle Poll to determine next meetings: <a href="https://doodle.com/poll/52zmk8mp9uygyqm?utm_source=poll&amp;utm_medium=link">https://doodle.com/poll/52zmk8mp9uygyqm?utm_source=poll&amp;utm_medium=link</a></p> <p><b>Personal Introductions.</b></p>
10:05 AM	<p><b>Steve Gelb of Emerald Cities Seattle:</b> Presents audit typology diagram and asks for input about typology priorities.</p>
10:25 AM	<p><b>Alistair Jackson of O'Brien 360:</b> Presents thumbnail sketch of audit scope.</p>
10:30 AM	<p><b>Sandra Mallory of Seattle Office of Sustainability and Environment (OSE):</b> Presents the City's plans and key considerations for developing carbon-based Building Performance Standards, followed by discussion and input. OSE <a href="#">Building Performance Standards</a> webpage.</p>
10:55 AM	<p><b>Steve Gelb of Emerald Cities Seattle:</b> Presents strategy for including asset management and capital needs voices and asks for input about how asset management and capital needs assessment planning practices might inform BPS policy development.</p>
11:10 AM	<p><b>Patience of HDC:</b> Addresses any lingering questions from our first BPS Task Force meeting.</p>
11:20 AM	<p><b>Patience of HDC:</b> Leads a discussion around the idea that the launching of a Resilient Retrofits Program may benefit from reviewing the practices used in the Exemplary Buildings Program (EBP).</p>
11:30 AM	<p><b>Meeting concludes.</b></p>

“What is a Building Performance Standard?” presentation by Steve Gelb of Emerald Cities (from our first Advisory Task Force meeting): [https://youtu.be/C\\_vrRjXZo4](https://youtu.be/C_vrRjXZo4)

\*The Duwamish Tribe has yet to be justly compensated for their land, resources, and livelihood. You can do something today to stand in solidarity with First Peoples of this land by paying Real Rent at [realrentduwamish.org](http://realrentduwamish.org). All funds go directly to Duwamish Tribal Services.

## BUILDING PERFORMANCE STANDARDS ADVISORY TASK FORCE

JANUARY 13, 2022 MEETING NOTES

<b>PARTICIPANTS</b>	Alistair Jackson, Bambi Chavez, Becky Bicknell, Bobby Coleman, Eli Lieberman, Grace Pynnonen, Julie Nelson, Loren Tierney, Madeline Kostic, Mark Frankel, Marty Gleaves, Nicole Ballinger, Patience Malaba, Perry England, Ryan Meno, Robert Shepphard, Sandra Mallory, Steve Gelb.
<b>STEVE GELB</b> <b>EMERALD CITIES</b>  <b>AUDIT TYPOLOGIES</b>	<ul style="list-style-type: none"> <li>• 10-15 bldgs. to be audited. Combining different data resources to determine bldgs.</li> <li>• Presented diagram about how to determine buildings to be audited <a href="#">HERE</a>. <i>Please contact Steve with any feedback you don't see reflected in the notes below.</i></li> <li>• 1945 is a good age of division in considering EUI efficiency.</li> <li>• Not seeing building shell implications by age, aside from historic bldgs. with wood framing and single-pane windows, so historic buildings may need to be considered with different policy because of their unique conditions.</li> <li>• Gas can be used for hot water, common areas, and unit heat/cooking, but not all bldgs. use gas all 3 ways. Electric heat pump install may be enough to meet EUI requirements for some bldgs. but not others.</li> <li>• Assuming if heat is gas, so is hot water but PNW is 80% electric hot water even though nationally is 50%. However, many bldgs. from members don't reflect this and are all gas.</li> <li>• Affordable housing is denser and EUI measures will be higher because of that, so we may need to look at a per unit measure to be fair in comparisons and expectations.</li> </ul>
<b>ALISTAIR JACKSON</b> <b>O'BRIEN 360</b>  <b>AUDIT SCOPE</b>	<ul style="list-style-type: none"> <li>• Building Audits presentation <a href="#">HERE</a>.</li> <li>• We are looking at "energy fingerprints" to know more about which buildings should be candidates, but need to do quality control on the data, as not all of it is fully accurate. We will also do a quality assurance component on the ground (missing meter? etc.).</li> <li>• To better ascertain constraints of an electric retrofit we need to see what we are dealing with in mechanical configurations (central heat rooftop vent for gas furnace, etc.).</li> <li>• We need to consider who we put on site, ensuring knowledge of building and systems.</li> <li>• Tight timeline and budget so audits need to be consistent and accurate so we don't have something missed, as we may not have time to recover gap info.</li> <li>• Building condition and access restraints must be considered.</li> <li>• Looking into data from any previous audits as part of pre-audit analysis.</li> <li>• Panel and transformer capacity are being considered as well as upstream capacity. Capacity impacts may fall to owners if site-hosted transformer and not city right-of-way.</li> </ul>
<b>SANDRA MALLORY</b> <b>SEATTLE OFFICE OF SUSTAINABILITY &amp; ENVIRONMENT</b>  <b>BPS PLANS &amp; KEY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>• Case study for Stewart Manor: <a href="http://www.seattle.gov/Documents/Departments/OSE/Building%20Energy/OSE_case-study_stewart-manor_Sept2021.pdf">http://www.seattle.gov/Documents/Departments/OSE/Building%20Energy/OSE_case-study_stewart-manor_Sept2021.pdf</a></li> <li>• The City's focus is on climate goals informed by climate justice (equity, health, resilience).</li> <li>• The state has implemented energy performance standards as well, but the most significant GHG reductions are seen when City standards are implemented. This is critical work.</li> <li>• The City is engaging stakeholders through many avenues (focus groups, one-on-ones, BPS Task Force, Tech Advisory Group, Dept. of Neighborhoods Community Liaisons).</li> <li>• Clean Buildings Retrofit Accelerator will provide coaching, technical assistance, etc.</li> <li>• The City understands that people will need long-term expectations so they can plan phasing. They also understand that support, financial assistance, workforce development, and a thoughtful integration of these new standards into the current regulatory landscape will be essential. They are here to listen and learn.</li> <li>• The standards we are considering here do not address the private residential sector, but that may be in the pipeline eventually.</li> <li>• <a href="http://www.seattle.gov/environment/climate-change/buildings-and-energy/building-performance-standards">http://www.seattle.gov/environment/climate-change/buildings-and-energy/building-performance-standards</a></li> </ul>

<p><b>DISCUSSION</b></p>	<ul style="list-style-type: none"> <li>• Will density be considered – energy use per occupant/unit? Yes, the City does not want metrics that create disproportional impacts. Ecotope has built a sizing calculation tool (Ecosizer) that can assess occupant density impact on DHW use. Consider this?</li> <li>• City wants to also understand what it takes to get reductions and when they may not be plausible – in what buildings/circumstances.</li> <li>• Calculating hot water use by density might start with EUI and then have an alternate calculation so it still aligns with the State standards that are EUI based.</li> <li>• Electrification will need to take the age of equipment into account so there may be a couple of steps to get to a standard.</li> <li>• Consider how to finance and capitalize these efficiencies, as cap-and-trade investors usually focus on emissions reductions and not building efficiencies.</li> <li>• Tech Advisory Group has Bobby and Alistair and 2050 Institute for multifamily representation. Will be sure to share information from discussions.</li> </ul>
<p><b>STEVE GELB EMERALD CITIES</b></p> <p><i>ASSET MANAGEMENT DISCUSSION</i></p>	<ul style="list-style-type: none"> <li>• Mural around “Affordable Housing Owner/Management Impacts” can be found <a href="#">HERE</a>.</li> <li>• May see impact at beginning when developing funding sources.</li> <li>• In-house consultant with BPS specialty may be needed because a whole area of expertise.</li> <li>• Electrification may make maintenance cycles more reliable and simpler and less costly.</li> <li>• Property Management people will need to be trained up for ramp-up.</li> <li>• Developers need consultants, funding, and a roadmap to stay in affordable sector.</li> <li>• Tenant impacts if must take a unit offline to do the work. Lowered occupancy rates.</li> <li>• Mixed properties have more stakeholders and legal processes.</li> <li>• Capital/operating reserves often underfunded and in high demand.</li> <li>• Organize changes around refinancing.</li> <li>• May have massive infrastructure improvements, not just install of an electric heat pump.</li> <li>• No funding and no points for these improvements so can’t get current.</li> <li>• Many affordable projects have a range of debt obligations to investors so maybe after 15 years more flexibility when just the lender, but some buildings land up with investors again – refinance and recapitalization events are what need to be targeted. May not be possible outside of these events.</li> <li>• Financial resource issue is fundamental at every scale for emissions reductions, not just affordable housing. We need some new models!</li> </ul>