



**Building Performance Standards  
Advisory Task Force Meeting Agenda  
Wednesday, March 16, 2022  
2:00pm-3:30pm**

**Zoom [LINK](#)**

**Meeting ID: 871 0143 5764**

**Passcode: 311698**

TIME	ITEM
2:00 PM	<b>Welcome &amp; Thank You.</b>  <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>  <b>Quick personal Introductions.</b>
2:05 PM	<b>Bambi Chávez of Housing Development Consortium:</b> Announcements of communication touchpoints around the BPS process.
2:10 PM	<b>Steve Gelb of Emerald Cities Seattle:</b> Status update on asset management research from smaller building owners.
2:15 PM	<b>Alistair Jackson of O'Brien 360:</b> Update on where we are in the audit process.  <b>INPUT</b> – Conversation around questions/concerns.
2:30 PM	<b>Sandra Mallory of Office of Sustainability and Environment:</b> What OSE is hearing from the Technical Advisory Group.  <b>INPUT</b> – Conversation around question/concerns.
2:45 PM	<b>Steve Gelb of Emerald Cities Seattle:</b> Mural activity to develop the outline for our policy recommendations.  <b>INPUT</b> – Conversation around what the organizing framework should be for our policy recommendations. What are the buckets? – Management & Planning, Technical Assistance, Financing, etc.
3:30 PM	<b>Meeting concludes.</b>

\*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](https://realrentduwamish.org). All funds go directly to Duwamish Tribal Services.

## BUILDING PERFORMANCE STANDARDS ADVISORY TASK FORCE

MARCH 16, 2022 MEETING NOTES

<b>PARTICIPANTS</b>	Alistair Jackson, Bambi Chavez, Becky Bicknell, Bobby Coleman, James Hill, Jennifer LaBrecque, Julie Nielson, Nicole Ballinger, Perry England, Robert Shepphard, Ryan Meno, Sandra Mallory, Seth McKinney, Steve Gelb.
<b>BAMBI CHAVEZ</b>  HOUSING DEVELOPMENT CONSORTIUM  ANNOUNCEMENTS	<ul style="list-style-type: none"> <li>At HDC Quarterly Member Meeting on 3/18/22 a BPS announcement will be made.</li> <li>HDC Board Letter highlighting BPS process will be sent to Membership week of 3/21/22.</li> <li>OSE will present to HDC Policy Advisory Group 3/28/22.</li> <li>HDC Annual Celebration 3/29/22. Please attend! <a href="https://givebutter.com/HDC">https://givebutter.com/HDC</a></li> <li>HDC BPS website to launch first week of April to highlight this project.</li> <li>HDC BPS update letter will be sent to Membership week of April 4<sup>th</sup>.</li> <li>OSE Public Open House 4/5/22. <a href="http://www.seattle.gov/building-performance-standards">www.seattle.gov/building-performance-standards</a></li> <li>HDC Learn@Lunch 4/18 with audit report, conversation about BPS benefits, feedback.</li> <li>HDC Learn@Lunch 6/5 to present preliminary recommendations and get feedback.</li> </ul>
<b>STEVE GELB</b>  EMERALD CITIES  ASSET MANAGEMENT RESEARCH	<ul style="list-style-type: none"> <li>Steve reached out to several smaller building owners to better understand if the asset management information received from the larger building owners was relevant to the smaller building owners.</li> <li>Smaller building owners are much less available, and Steve hasn't heard back yet.</li> <li>Steve will ask them who they are consulting with for their plans, and who they might go to for work, to better understand the service market and distinctive challenges for owners.</li> </ul>
<b>ALISTAIR JACKSON</b>  O'BRIEN 360  AUDIT UPDATE	<ul style="list-style-type: none"> <li>Audits are for data quality control and quality insurance. We want to be sure benchmarking data is accurate and come away with a good understanding of the buildings and their systems and retrofit challenges and opportunities. Slide <a href="#">HERE</a>.</li> <li>Overview of typology analysis used to come up with building choices. Slide <a href="#">HERE</a>. 32 EUI line but raised bar to 38 EUI when gas hot water because when that goes electric, they will get 6 EUI points and then be at 32 EUI.</li> <li>Current shortlist of buildings selected <a href="#">HERE</a>. Unfortunately, we just learned some retrofit work recently happened in 2 of the buildings so will need to see if they can still be included. Steve wonders if we have some "before" data so they can be analyzed.</li> <li>No unreinforced masonry buildings identified in the selections thus far, and that should be rectified so they are represented. Alistair will be sure to note this consideration.</li> <li>Julie Nielson wonders if historic buildings in the list have had any rehab work and Alistair said he is going by 2019-2020 reporting and checking in with buildings to understand this.</li> <li>Two slides with overview of audit outcomes <a href="#">HERE</a> and <a href="#">HERE</a>.</li> <li>Steve asks if lighting is being covered in the audit and Alistair says no, probably already addressed as is low hanging fruit.</li> <li>Steve wonders if there is away to know how to convert electric resistance heating to heat pumps.</li> <li>Seth wonders about the data quality and if audit should try to get into some tenant units to get a better representation. Alistair says they are not planning to interrupt tenants so maybe if an opportunity in a vacant unit that could be decided at the time.</li> <li>Julie asks if a building is in the process of a retrofit if they need to add costs for environmental testing and basic energy upgrades. Alistair says not in audit scope but there may be some data they can add on the back end to make some estimates.</li> <li>Ryan asks if there is a data point about whether rehab work is done in an occupied unit or an empty one, and Alistair says if occupied then usually adds cost.</li> </ul>

<p><b>SANDRA MALLORY</b></p> <p>SEATTLE OFFICE OF SUSTAINABILITY &amp; ENVIRONMENT</p> <p>TECHNICAL ADVISORY GROUP UPDATE</p>	<ul style="list-style-type: none"> <li>• Technical Advisory Group (TAG) has building owners, engineers, sustainable designers, and organizational members from Smart Buildings Center, NW Energy Coalition, City Light, Labor, etc. Have had 2 meetings thus far. Not a consensus group but an input group.</li> <li>• Review of TAG meeting topic schedule <a href="#">HERE</a>.</li> <li>• Two slides with summary of what TAG is saying <a href="#">HERE</a> and <a href="#">HERE</a>.</li> <li>• Keep it simple, don't overlap with State mandates, let owners know what they need to do so they can manage their assets, create strong technical and financial support to get compliance.</li> <li>• If there are fines for noncompliance for market rate housing maybe those can be reinvested in affordable housing compliance?</li> <li>• Big concerns about tenant displacement and gentrification.</li> <li>• Single family housing should not be getting a pass.</li> <li>• Concerns about workforce pipeline for contractors and consultants.</li> <li>• State BPS for 50,000+ sq ft so maybe City should include multifamily and smaller buildings and focus on GHG emissions and be the leader here in the stricter standards they set.</li> <li>• Maybe solar should be considered and not just fossil fuels focus.</li> <li>• Density needs to be addressed in metrics to be fair to affordable housing.</li> <li>• Look at overall portfolio and not just building level – balance opportunities and challenges.</li> <li>• Consider refrigerant leakage and indoor air quality.</li> <li>• Thought/input always welcomed at CleanBuildings@seattle.gov.</li> </ul>
<p><b>STEVE GELB</b></p> <p>EMERALD CITIES</p> <p>POLICY OUTLINE ACTIVITY</p>	<ul style="list-style-type: none"> <li>• Mural activity to brainstorm policy and support recommendations <a href="#">HERE</a>.</li> <li>• Ryan wonders if we can learn from this audit how to best do audits to save time and money for owners when they must get one to figure out what they need to do.</li> <li>• We should explore Clean Building Accelerator work and weatherization funding and how audits and scopes of work get determined to inform the policy.</li> <li>• Julie asks if City should provide consultants for testing, or a list of consultant resources.</li> <li>• Nicole wonders if audits can flag for other environmental testing (lead, etc.), look for triggers.</li> <li>• Julie asks about historical preservation concerns and how they can be addressed because historic buildings have different management, planning, and assistance needs.</li> <li>• Steve wonders how we can equalize consultant fees and infrastructure work when cost in buildings will vary quite a bit. Maybe grants for electrical infrastructure to get everyone to the same starting point.</li> <li>• Robert wonders if long-term below-market financing could combine with grants to spread the costs until benefits of work kick in. Jennifer notes that even if future benefits, affordable housing cannot support an additional debt payment in the interim. Robert says there are buildings in 50-6% AMI that will have more robust financing options. Jennifer says 9% tax credits go to permanently affordable housing and others come back for help.</li> <li>• Steve says we need to consider exemptions. A 15-story high rise with steam heat may be undoable.</li> <li>• Nicole says alternative compliance options need to be considered – partial credit for “best effort”.</li> </ul>