

# Meeting Minutes

## Mayor's Task Force on Sustainable Buildings

### Advisory Committee - Commercial Subcommittee

September 12, 2008

10:15 AM

1901 S. Alamo, Board Room

Advisory Committee members attending: James Andrews, Bill Barker, Linda Deatrick, Kathe Doran, John Ferencak, Rene Garcia, Karen Guz, Frank Janicek, Brent Lane, Lanny Lambert, Brian Keller, Brent Lane, Jerry Morrisey, Greg San Marco (for Bob Crittenden), Michael Schoenbrun, Garland Scott, Frank Thomas, Lynn Tiner, Teresa Tuma, Alternate for Robert Worth

Technical Support Team members attending: Barry Archer, Peter Bella, Michael DeWein (via telephone), Mike Myers, Erin Zayko

Staff Liaisons attending: Laurence Doxsey, Liza Meyer, Marisol Robles, Aaron Stein

Guests: Carl Allsup

Handouts: Meeting Minutes 8/29/09, IECC proposed changes, Organizing Principles – Updated, Emerging Trends Presentation-Updated, ASHRAE 189 Public Review, ASHRAE Energy Design Guide for Small Offices

#### Action Items

- Provide to AC members baseline data of current design standards from real case studies submitted by AC representatives, COMcheck
- Send directions to Zachry Construction Corp.

#### **I. Approval of the August 29, 2008 Meeting Minutes**

Laurence Doxsey called the meeting to order at 10:20AM. Minutes from the August 29<sup>th</sup> meeting were approved by the residential committee in the first meeting. He explained that a web based system would be created for document and information sharing.

#### **II. Discussion on the Advanced Commercial Building Code Trends and Options**

Laurence Doxsey explained that the Executive Committee (EC) has directed the Advisory Committee (AC) to look at increases that are 15-30% better than current code. Mike Myers met with the DOE and they feel that the IECC 2009 will be approximately 8-10% above current IECC 2006 standards.

Mike DeWein with BCAP introduced commercial trends. Thirty percent improvements are being looked at for ASHRAE 90.1 2010 and ASHRAE 189. The latter includes other green building guidelines as well. The Advanced Energy Design Guide (AEDG), developed by DOE, are off the shelf standards that include guidelines for 30% increases above ASHRAE 90.1-1999. These guidelines can be applied to small office and retail buildings, warehouses, and K-12 school buildings, which represent about 80% of permit applications. For purposes of designing advanced code, San Antonio can use an energy cost budget method that references ASHRAE and use performance software. Currently for commercial, San Antonio is building under the 2000 IECC with 2001 supplement with reference to ASHRAE 90.1 1999.

Brent Lane mentioned the difficulties of assessing current energy design standards. Performance will vary based on building size and type. A standard may not be discernible. Incentives beyond mandates for increasing the standard are very important. People who deploy capital need to know it's fundamental to their interests. He

relayed his experience saving \$66,000 on energy bills after spending \$2500 and \$6500 on high efficiency windows and HVAC. Mike Myers suggested using COMcheck outputs from Development Services to establish where San Antonio is currently at, then look at increase percentages and match these with incentives. Alternate for Robert Worth recommended looking at LEED requirements like a higher ASHRAE standard. Linda Deatrick also suggested staying congruent with the LEED rating system. A new baseline code could match LEED requirements, with increases based on incentives. We cannot require everyone to build at LEED standards, but we can use LEED as a guideline for ground leases or tenant occupied spaces and analyze LEED measures in terms of the low hanging fruit by packaging them as a minimum requirement base. There are other measures with low cost, like using low VOC materials. Tenna Florian added that the prerequisite for LEED is 14% better than ASHRAE 2004. James Andrews said that 14% could be adopted with incentives to reach 30%. It was agreed that marketing real payback periods to demonstrate savings is an important selling tool. Mike DeWein cautioned that looking only at payback periods could backfire. Brent Lane added that life cycle costs need to be considered. Incentives are a carrot to get people's attention and are perceived better than penalties and mandates. He also suggested an EBay Exchange for recycled materials. Laurence Doxsey commended the idea of a material exchange, reaffirming that the task force is charged with looking at other things like this that can be associated with into new codes. Karen Guz mentioned that building owners with the intention to sell may not respond as favorably to making upfront investments based on the longer term promise of a payback. The money for incentives comes from rate payers. A dedicated fund for these incentives may need to be established using income from a new fee structure. This will have to be sold to the greater community. For example, in 1994 a dedicated fund was established for water conservation. At that time, the money couldn't be spent fast enough. Now, less money is coming in because people are using less water, and there is long waiting list for rebates. Allison Rivenburgh recommended looking at the Economic Development scorecard already in place that advertises incentives like SAWS rebates and reduced impact and permitting fees. Frank Thomas suggested researching the Collaborative High Performance Schools (CHIPS) program. It has eliminated the more costly measures. Laurence said that ASHRAE 189, under development with the help of the USGBC, looks like LEED without the administrative certification process. Brent Lane stated LEED is appreciated and recognized but the bureaucracy is huge. Eighty to ninety percent of the process is paperwork. Energy Star has more rated buildings than LEED. Mike DeWein mentioned a study by the New Building Institute which shows some LEED building performing lower than national code models. Mike Myers mentioned that the Core Performance guide is 20-25% above code. Mike DeWein said that core performance is interesting because it incorporates commissioning. Determining compliance could be part of the commissioning process. Alternate for Robert Worth added that sometimes LEED certification is cost prohibitive. He suggested a local recognition process for buildings that meet certain guidelines – a local version of LEED recognition. Tenna Florian mentioned a study done by Gregory Kats called Greening America's Schools. The study looked at 33 schools and found that, on average, the cost increase was minimal to obtain a LEED Silver rating. LEED does not advocate the program as a substitute for design standards or code. In our case, LEED should be tied into incentives, permit fees, rebates, and fast track permitting. The baseline should reference LEED, but better performance should be incentivized with rebates. In other words, the new codes should be green, and incentives should encourage more "green-ness". Kathe Doran stated once a new standard for San Antonio is established, a standard incentive package for both residential and commercial buildings can be developed. CPS has moved to a new "fifth fuel" philosophy-energy efficiency as another fuel source. Continuing to use rebates to promote energy efficiency, CPS plans to save 771MW by 2020. They will spend \$850 million to do so. The reductions and costs will be quantified and become part of an integrated resource plan. Karen Guz added SAWS' finance department has run the numbers on water savings. Every 2000 acre feet of conserved water prevents a 1% rate increase. The message is that saving water keeps rates low.

Two directions were presented for gathering baseline data on where San Antonio is building at now. Committee members will be asked to volunteer data from actual buildings and COMchecks from Development Services will be reviewed

Mike DeWein cannot do a baseline study but can work with the Technical Support Team to look at ASHRAE 189, Core Performance, and the AEDG.

### **III. Next Steps & Next Meeting Date**

Laurence Doxsey: Next steps are to have AC members provide case study examples. Portfolio Manager could play a roll. AIA and Mechanical Engineering professional associations could be surveyed for standards. COMchecks will be researched. The next meeting on September 26 will be at the Zachry Conference Center at the regular time. Directions will be sent. A tour of the Zachry LEED Gold facility will mean that the rest of the meeting will be spent reviewing code standards. Presenting a baseline of where we are now will be postponed for the October 10 meeting. He adjourned the meeting at 11:50AM.