

**MEETING MINUTES**  
**Mayors Task Force on Sustainable Buildings**  
**Advisory Committee**  
**August 29, 2008**  
**8:30 AM**  
**International Center**  
**203 S. St. Mary's**  
**Room 303**

Advisory Committee members attending: James Andrews, Ross Bacon, Bill Barker, Carlos Contreras, Bob Crittenden, Linda Deatrick, Kathe Doran, Tenna Florian, Rene Garcia, Mike Hogan, John Ferencak, Karen Guz, Frank Janicek, Brian Keller, Lanny Lambert, Anita Ledbetter, Kyle Lindsey, Doug McMurry, Jerry Morrisey, Rod Radle, Frank Robles, Garland Scott, Michael Schoenbrun, Frank Thomas, Lynn Tiner, Theresa Tuma, Bob Worth

Advisory Committee members not attending: Hugo Gutierrez, Chip Henderson, Brent Lane, Alison Rivenburgh, Bob Sohn

Technical Support Team members attending: Peter Bella, Mike Myers, Erin Zayko; Barry Archer

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

Guests: James Nixon (Sustainable Systems)

**Action Items**

- Create process for community input
- Distribute updated electronic Advisory Committee roster
- Request residential/commercial subcommittee break-out via email correspondence
- Re-create Texas Communities slide to be specific to San Antonio
- Finalize “strawman” for the Advisory Committee starting point

**I. Discussion about the Mission Statement and Purpose of Task Force**

Laurence Doxsey convened the meeting at 8:35 AM. He welcomed the Advisory Committee (AC) and thanked them for their participation. He directed attention to the Mayor’s Task Force on Sustainable Buildings Advisory Committee Meeting Notebook and read the Mission Statement. He explained the purpose of the Sustainable Buildings Task Force to recommend to City Council revised building codes for new construction that increase energy and water efficiency. The Task Force consists of an Executive Committee (EC), and Advisory Committee, and a Technical Support Team. A list of EC members can be found in the left margin of the agenda. In addition to the work of the Task Force committees, a process will be put in place to get community input. Laurence asked if there were any questions about the purpose of the Sustainable Building’s Task Force and noted that an updated electronic AC roster would be distributed to members.

**II. Advisory and Technical Committee Introductions**

Each AC meeting attendee stood and gave a brief introduction.

**III. Discussion about the Overview of the Advisory Committee**

Laurence explained that the work of the AC is primarily guided by energy codes. What state approved base code will we start with and what can we do to up the ante that makes sense for our community? Going beyond code means devising incentives. Outcomes from the AC will inform and support the policy decisions made by

the EC that get recommended to Council for final approval. In a meeting on September 5<sup>th</sup>, the EC will be presented with a straw man proposal, which if approved or as edited at the meeting, will provide a starting point for the AC's work. The professional background embodied in the AC will ensure that new building codes equal a higher quality of life for the San Antonio community that takes into account the business case – this Task Force is not in the business of putting people out of business and/or making structures unaffordable for our citizens.

The AC will be broken-out into subcommittees by interest, either residential or commercial. This process will be conducted via email correspondence. The sub-committees will meet twice a month on the same day, every other Friday, starting after the August 29<sup>th</sup> meeting. The subcommittee meetings will be held back to back, from 8:30 – 10:00 AM and 10:15 – 11:45 AM, so that individuals who want to participate with both subcommittees may have the opportunity to do so in one targeted block of time. Members are allowed to send substitutes, given that the substitute is kept up to date about the AC's progress to avoid explanatory backtracking. A calendar of future meetings is included in the Advisory Committee notebook. On a case by case basis the commercial and residential subcommittees may choose to meet as one. Meetings of the AC are open to the public and will be conducted following Roberts Rules of Order. Dissenting opinions will be noted in the meeting minutes.

Peter Bella mentioned the importance of coordination between this Task Force and the other four ? Sustainable Task Forces created by the Mayor.

Tenna Florian asked about researching current codes, citing ASHRAE as an example. Laurence explained that current codes will be considered as should incentives for exceeding them. Codes still in development can be problematic. The codes we choose for San Antonio must be approved by the Energy Systems Lab to ensure that we're meeting the intent of State energy code requirements.

Karen Guz noted that the emphasis of this Task Force seems to be expressed in kWh savings and noted that in terms of water savings, San Antonio's flagship example is currently being modeled by other jurisdictions. In 2005, San Antonio took comprehensive steps for increasing water conservation, codes which TCEQ is considering adopting statewide. She cautioned against inadvertently passing a code that is weaker than what we already have in place for water conservation.

Carlos Contreras mentioned energy and water savings in terms of the cost implications for buyers. Laurence and Mike Myers noted that the Technical Support Team and the AC will undertake modeling using performance measurement software for residential and commercial development. Cost analysis, or in other words bottom line calculations, will be conducted.

Coffee and refreshments arrived at 9:30 AM and the AC took a ten minute break.

#### **IV. Introduction to and Role of Outside Agencies to Assist in the Process (MPE, BCAP, ESL, AACOG, Development Services, SECO)**

Mike Myers briefly discussed the composition of the Technical Support Team. Bahman Yazdani from Energy System's Lab (ESL) will participate because ESL is charged by the State Energy Conservation Office (SECO) to approve energy code changes. ESL's participation upfront ensures that less time will be needed for approval at the end of the process and contact with SECO will keep the Task Force abreast of any code change proposals at the State level. Mike Myers and Erin Zayko are able to provide assistance to the Task Force via a contract with SECO to assist political jurisdictions with implementing energy efficient strategies. Peter Bella with the Alamo Area Council of Governments (AACOG) has been brought on board to help align outcomes of the Task Force with air quality policies and processes at the State level. Barry Archer is included to consider policies and processes of the Development Services Department. Michael DeWein with the Building Code Assistant Project

(BCAP), funded by the Department of Energy and the Alliance to Save Energy, is included to provide his experience and expertise.

#### **V. Discussion of What Other Municipalities are Doing**

Mike Myers gave a Power Point overview that compared residential and commercial energy codes around the nation and in Texas communities.

Frank Thomas and Mike Hogan asked where San Antonio fell on the Texas Communities slide. Mike explained that we fall under the Texas column, adding that the City of San Antonio passed an ordinance that all new construction of city owned and operated buildings be LEED Silver. Mike noted that the Texas Communities slide would be re-created to demonstrate San Antonio specifics.

Peter Bella asked about improvements associated with adopting IECC 2006. Mike responded that ESL has stated that the 2006 IECC was not as strict as the existing code because of changes to the climate zones that impacted building performance. If chosen IECC 2006 must include ESL amendments that address climate zones specific to Texas.

Lanny Lambert suggested group field trips to LEED certified structures. Rene Garcia with Zachry Construction offered to host an AC meeting at their LEED Gold Certified San Antonio head quarters.

Mike Hogan noted the indirect nature of the Mission Statement. It doesn't say that our purpose is to recommend new building codes. Laurence clarified that the purpose is to work with the EC to propose improved building performance and new building codes are an effective approach to doing that. He confirmed that the codes would address only new construction, clarifying this point in response to a question from Carlos Contreras.

Frank Thomas asked if the process includes codes for City buildings. Laurence explained that City buildings will be affected if the new codes are stronger than the current resolution that outlines LEED Silver for City facilities.

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

Via email correspondence, staff will determine the break-out of residential and commercial subcommittees. The next meeting will be on Friday, September 12 in the Board Room of the Development Services One Stop Center, 1901 S. Alamo. The Residential Subcommittee will meet from 8:30 – 10:00 AM. The Commercial Subcommittee will meet from 10:15 – 11:45 AM.

#### **VII. Adjournment**

Laurence thanked everyone for their participation and adjourned the meeting at 10:07 AM.