

CITY OF SEATTLE MAYOR'S GREEN BUILDING TASK FORCE
Existing Buildings Committee Meeting
Wednesday, September 3, 2008, 3:00 pm – 5:30 pm
Seattle Municipal Tower, 700 5th Ave, Room 1600

MEETING SUMMARY
Prepared by Triangle Associates, Inc.

Attendance

Existing Buildings Committee				
Last	First	Organization	Committee	In Attendance?
Anderson	Jolene	Coldwell Banker Bain, Assoc., JMR Consulting, Member, Seattle King-County Association of Realtors	Existing	✓
Awad	Ash	McKinstry	Existing	✓
Barber	Kent	Keithly Barber Associates, Inc.	Existing	✓
Bendix	Richard	Homestreet Bank	Existing	✓
Brombaugh	Rachel	ShoreBank Enterprise Cascadia	Existing	✓
Brooker	Kathleen	Historic Seattle	Existing	<input type="checkbox"/>
Clark	Steve	Genesee Fuel & Heating, Board member, Washington Oil Marketers Association	Existing	<input type="checkbox"/>
Dolwick	Carrie	NW Energy Coalition	Existing	✓
Drury	Kim	Energy Consultant	Existing	✓
Fairchild	Aaron	Greenworks Realty	Existing	✓
Finley	Scott	Atmosphere IEM, Inc.	Existing	✓
Gent	Stan	Seattle Steam	Existing	✓
Gunter	Christian	Kennedy Associates	Existing	✓
Happel	Richard	University Mechanical Contractors	Existing	✓
Hoerler	Dusty	Sound Alliance	Existing	✓
Humphreys	Beth	King County Department of Natural Resources	Existing	✓
Jhaveri	Arun	Certified Sustainable Development Professional	Existing	✓
Kauffman	Rod	BOMA Seattle-King County	Existing	✓
Littel	John	Pacific NW Council of Carpenters	Existing	<input type="checkbox"/>
MacKintosh	Joanne	American Society of Home Inspectors	Existing	<input type="checkbox"/>
Lesley-Lloyd	Karen	Tenant's Union of Washington State	Existing	✓
Price	Stan	Northwest Energy Efficiency Council	Existing	✓
Putnam	Cynthia	Putnam Price Group, Inc.	Existing	✓
Shirley	Cal	Puget Sound Energy	Existing	✓
Tierney	Tom	Seattle Housing Authority	Existing	✓
Trafton	Chuck	WA Land Title Association	Existing	<input type="checkbox"/>
Vasquez	Pedro	Jones Lang LaSalle Americas Inc.	Existing	✓

CITY OF SEATTLE MAYOR'S GREEN BUILDING TASK FORCE - EXISTING BUILDINGS COMMITTEE
Meeting Summary, September 3, 2008

City of Seattle & Presenters			
Last	First	Department	In Attendance?
Antonoff	Jayson	Seattle DPD	✓
Atwood	Glenn	Seattle City Light	✓
Balzar	Bob	Seattle City Light	✓
Eichel	Amanda	Seattle OSE	✓
Hsu	David	Seattle City Light	✓
Mann	Michael	Seattle OSE	✓
Simmons	Jill	Seattle OSE	✓
Stolarski	Bob	Puget Sound Energy	✓
Nguyen	My Tam	Seattle DPD	✓
Whiting	Greg	Seattle City Light	✓

Consultants			
Last	First	Organization	In Attendance?
Blair	Ellen	Triangle Associates	✓
Erickson	Peter	Cascadia Consulting Group	✓
Kern	Michael	Triangle Associates	✓
Grant	Christine	Cascadia Consulting Group	✓

General Public (<i>several in attendance, none signed up to speak</i>)			
Last	First	Organization	In Attendance?

Meeting Purpose

The purpose of this meeting was to provide Committee members with information about existing green building programs and policies in Seattle as part of establishing a common information base from which to consider policy options. The meeting included presentations about the Seattle City Light Conservation Potential Assessment and Conservation Plan, the Puget Sound Energy Conservation Potential Assessment and Conservation Programs, Seattle's Climate Protection Initiative, and Seattle's existing green building policies. The Committee discussed how it intended to interact with the New Buildings Committee and reviewed the revised Task Force workplan/schedule.

Welcome and Introductions

Facilitator Michael Kern of Triangle Associates opened the meeting and noted that there would be time available at the end of the meeting for public comment. Michael reviewed the agenda and meeting materials, and led a round of introductions. He noted that a great deal of information was going to be presented at this meeting (with more available from the Background and Resources page on the Task Force web site) and that while the agenda included time for Committee questions, there might not be enough time to answer all of the Committee's questions during the meeting. Michael suggested a number of ways that Committee members could consider providing additional input.

Seattle City Light Conservation Potential Assessment & Conservation Plan

Glenn Atwood, Seattle City Light (SCL), provided an overview of SCL's history of electricity conservation achievements and its five-year plan for achieving additional electricity savings (presentation available on the Green Building Task Force website).

In response to a question from a Committee member, Glenn explained that SCL determined the baseline for commercial energy consumption by working with commercial customers and reviewing billing data. He said that, in general, no baseline had been established for residential energy consumption, but that energy audits were being conducted for targeted neighborhoods. He noted that SCL's website offers a self-audit tool for residential customers. In response to another question, Glenn confirmed that SCL's projections indicate SCL electricity conservation programs alone will not be sufficient to meet the electricity load in about 15 years.

Glenn said that SCL estimates that if its five-year plan is adopted, a 13–15% reduction in electricity consumption will be achieved by 2020. Jill Simmons, City of Seattle Office of Sustainability and Environment, reminded the Committee that the Mayor's goal is to increase efficiency of *all* building energy use by 2020, not just electricity use.

Puget Sound Energy Conservation Potential Assessment & Conservation Programs

Bob Stolarski, Puget Sound Energy (PSE), provided an overview of PSE's Integrated Resource Programs for meeting energy resource needs for the next 20 years, and the tools and programs PSE makes available to improve customers energy efficiency (presentation available on the Task Force website).

Bob noted that customers for whom PSE transports natural gas from a third-party vendor (known as "transportation customers") are not eligible for PSE energy efficiency programs and incentives. Bob said that PSE's transportation customers include industrial customers and other major customers such as the University of Washington (note that the Committee has not been tasked specifically with addressing industrial issues).

A Committee member asked if PSE uses an inverted rate block structure for residential gas customers, which might provide an opportunity for encouraging energy conservation. Bob said no, though he does not know why that is the case. Another Committee member asked if PSE has looked into using financing incentives. Bob said it is not clear what kind of a difference financing options would make to PSE customers.

In response to a question, Bob said that about 4,000 fuel conversions occur per year in the PSE service region, including conversions to natural gas from oil, propane and wood, in addition to electricity. Bob responded to a question about the role of biomass by noting that biomass-based energy generation is often not cost-effective, although biomass is expected to contribute a small fraction of PSE's energy resources in the future.

A Committee member asked if PSE targets commercial customers other than the largest ones for energy efficiency programs. Bob said that the Integrated Resources Plan recommends pursuing

CITY OF SEATTLE MAYOR'S GREEN BUILDING TASK FORCE - EXISTING BUILDINGS COMMITTEE
Meeting Summary, September 3, 2008

potential energy savings across all sectors, but that when beginning an energy efficiency program, PSE naturally wants to pursue the customers where the program will produce results quickly. He said that PSE also involved its trade allies early in energy efficiency programs.

A Committee member suggested that PSE work with realtors and builders through the region's trade associations to spread the word about practical tools for energy conservation. Bob agreed with the suggestion, noting that PSE does currently work with the Master Builders Association.

Seattle Climate Protection Initiative

Amanda Eichel, City of Seattle Office of Sustainability and Environment, provided a brief presentation about Seattle's Climate Protection Initiative, including its three core components: 1) the US Conference of Mayors Climate Protection Agreement; 2) Seattle Climate Action Plan and 3) the Seattle Climate Action Now (CAN) Campaign (presentation available on the Task Force website). A Committee member asked about the ability of homeowners and business owners to calculate their own carbon footprints and what technical and financial incentives are available to them. Amanda noted that the City's CAN website includes a carbon calculator for individuals and provides a list of potential actions for reducing one's carbon footprint. She said the City is looking at additional ways to engage citizens.

Existing Green Building Policies in Seattle

Jayson Antonoff, City of Seattle Department of Planning and Development (DPD), gave an overview of the City's existing green building policies for City-owned buildings and commercial and residential buildings (presentation available on the Task Force website). He said the mission of DPD's Green Building Team is to make green building the standard in Seattle through education, technical assistance and incentives.

In response to a question, Jayson clarified that City policy dictates that all new City buildings over 10,000 square feet be built to Leadership in Energy and Environmental Design (LEED) Silver standards. In response to another question, Jayson said the City's green building efforts to date have included existing buildings, but new buildings and major renovations have been the primary focus. He confirmed that there are specific LEED standards for existing buildings called LEED EB.

A Committee member asked if the City intends to bring its existing buildings up to LEED EB standards. Jayson said that City has begun discussions about doing so. In response to another question, City staff estimated that the City owns 80 buildings over 10,000 square feet. City staff estimated that there are currently five LEED EB-certified buildings in all of Seattle. A Committee member noted that the Committee could recommend that the City pursue LEED EB standards for existing City buildings.

In response to a question about the definition of a "commercial" building, Jayson said that government facilities, schools and hospitals are not considered commercial buildings and that the City has done less energy efficiency work for those types of institutions. A Committee member suggested that institutional buildings would be a good place for the City to investigate potential energy savings.

CITY OF SEATTLE MAYOR'S GREEN BUILDING TASK FORCE - EXISTING BUILDINGS COMMITTEE
Meeting Summary, September 3, 2008

In response to a question, Jayson clarified that the City's requirements for disclosure of greenhouse gas emissions estimates during State Environmental Policy Act (SEPA) review processes do not apply to residential construction (except for in special cases).

A Committee member noted that, in addition to reducing energy consumption, on-site renewable energy sources could diminish a building's reliance on outside energy sources. Amanda agreed that this is true, but emphasized that energy efficiency measures are the intended focus of the Green Building Task Force and its Committees.

A Committee member said that realtors, while interested in green building, are also concerned about affordability and want the City to consider ways reduce the cost of energy efficiency measures to developers and consumers.

Next Steps

The Committee discussed its options for interacting with the New Buildings Committee to stay apprised of that Committee's progress. The Committee requested that members of the project team, (Amanda, Jayson and/or Michael) provide an overview at each Existing Buildings Committee meeting of the discussion and decisions reached at the New Buildings Committee meetings. Michael noted that Existing Buildings Committee members can also attend New Buildings Committee meetings and/or read the summaries of these meetings, if they wish.

The Committee reviewed the Task Force workplan/schedule and agreed that Committee members would e-mail the project team with any suggested additional topics of discussion for the Committee, including policy options not already teed up by the City. The Committee agreed to add to the list of issues for discussion the fact that natural gas transportation customers (large commercial and industrial users like the UW) are not eligible for Puget Sound Energy's conservation incentive funding. At the Committee's request, the City of Seattle will investigate whether an analysis can be conducted to determine the increase in energy efficiency by 2020 that would result from implementation of Seattle City Light and Puget Sound Energy conservation targets.

Public Comment

There was no public comment at this meeting.

Final Thoughts/Next Steps

A Committee member suggested that thinking of the energy consumed in a building as divided into electrical energy (for light and powering equipment) versus thermal energy (for keeping the building at a comfortable temperature) might be helpful to Committee members as they consider policy options. Another member suggested that policy, cost and technical issues be considered the by the Task Force and the Committees.

A list of decisions/action items will be produced and emailed to the Committee in one week. A draft meeting summary will be sent in two weeks for review and approval by the Committee. Once approved, the meeting summary will be posted to the Green Building Task Force website along with the presentations or support materials. Meeting materials will be provided at least one week ahead of

CITY OF SEATTLE MAYOR'S GREEN BUILDING TASK FORCE - EXISTING BUILDINGS COMMITTEE
Meeting Summary, September 3, 2008

time. If the total size of the attachments is more than 1 MB, a website link will be provided where Task Force members can access the large documents. Committee members may contact Michael, Ellen Blair, Amanda or Jayson if they wish to receive meeting materials in hard copy.