

City of Seattle Green Building Task Force
Existing Buildings Committee
Tuesday, October 21, 2008, 2:00 pm – 5:30 pm
Seattle Downtown Central Library, 1000 4th Avenue
Washington Mutual Foundation Room (Level 4, Room 1)

Agenda

- 2:00 pm Welcome/Review Agenda and Meeting Materials/Updates (Michael Kern, Triangle Associates/Amanda Eichel, OSE and Jayson Antonoff, DPD)
- 2:15 pm Policy Briefing—Financial Incentives (Ann Grodrik, Seattle Northwest Securities and Christine Grant, Cascadia Consulting Group)
- Energy Efficiency Tax Credits
 - Energy Efficiency “Feebate”
- 2:30 pm Discussion—Financial Incentives (Committee Members)
- Which tax would be the best to target for rebates (e.g., property tax, B&O tax, real estate excise tax)?
 - What level of incentive payment would be sufficient to motivate building owners to pursue upgrades? What level of fee could be reasonably assessed and where should it be collected (e.g., property tax bill, utility bill)?
 - How should each tier of either the tax incentive or feebate be triggered (e.g. would a prescriptive or performance approach be more appropriate)?
 - What other thoughts, comments, ideas do you have on these policy options?
- 3:15 pm Break
- 3:30 pm Policy Briefing— Energy Efficiency Upgrades (Peter Erickson and Christine Grant, Cascadia Consulting Group)
- Prescriptive “Checklist” Requirements
 - Performance Requirements
- 3:45 pm Discussion—Energy Efficiency Upgrades (Committee Members)
- For each sector (single family residential, multifamily residential, non-residential), would a performance- or checklist-based upgrade approach be more appropriate?
 - What are the appropriate thresholds for individual owner investment in upgrades? Should there be exemptions for particular sectors or classes of owners (and if so, what should those be)?
 - What are the most appropriate triggers for policy application (e.g., point of sale, point of lease, date certain, etc.)? Who should bear the responsibility for upgrades (e.g., buyer v. seller)?
 - What other thoughts, comments, ideas do you have on these policy options?

- 4:30 pm Break
- 4:35 pm Discussion—Continuous Monitoring of Performance/Policy Implementation
- What performance metric makes the most sense to track (e.g. Energy Use Index, Portfolio Manager Score, Energy Performance Score [EPS])?
 - How often should internal monitoring be conducted relative to the chosen metric (and how would this be incented or enforced)?
 - How often should reporting or disclosure be required for validation or compliance with a particular disclosure mandate?
 - Is there value in comparing performance metrics across a given sector (real time monitoring and reporting)? Would this type of comparison be sufficient to induce behavioral changes?
 - Should the recommendations to the Mayor include anything on this topic?
- 5:15 pm Wrap-Up (Michael Kern, Triangle Associates/Committee)
- Public Comment
 - Open Discussion on Existing Building Issues
- 5:30 pm Adjourn