

CITY OF SEATTLE MAYOR'S GREEN BUILDING TASK FORCE
New Buildings Committee Meeting
Thursday, September 4, 2008, 3:00 pm – 5:30 pm
Seattle Municipal Tower, 700 5th Ave, Room 1600

MEETING SUMMARY
Prepared by Triangle Associates, Inc.

Attendance

Green Building Task Force				
Last	First	Organization	Committee	In Attendance?
Adelstein	Aaron	Master Builders Association/Built Green	New	✓
Chase	Patricia	International Sustainability Institute	New	✓
Dinndorf	Jerry	Associated General Contractors	New	✓
Dolwick	Carrie	NW Energy Coalition	New	<input type="checkbox"/>
Drummond	Susan	Foster Pepper, PLLC	New	✓
Dunn	Liz	Dunn+Hobbs	New	✓
Elwell	Chris	Building Construction Trades Council (BCTC)	New	<input type="checkbox"/>
Frank	Kari-Lynn	NAIOP	New	<input type="checkbox"/>
Frankel	Mark	New Buildings Institute	New	<input type="checkbox"/>
Gregory	Bert	Mithun	New	✓
Horn	Don	US General Services Administration	New	<input type="checkbox"/>
Howe	Douglas	Touchstone Corporation	New	✓
Jonlin	Duane	NBBJ	New	✓
Lowe	Marco	Triad Development	New	✓
Mann	Kelly	Urban Land Institute - Seattle	New	✓
Marseille	Tom	Stantec Consulting	New	✓
McCumber	Mary	Futurewise	New	✓
McLennan	Jason	Cascadia GBC	New	<input type="checkbox"/>
Mitra	Anindita	American Planning Association	New	✓
Powers	John	Colliers International	New	✓
Pryde	Curt	Pryde-Johnson	New	✓
Purcell	Paul	Beacon Development Group	New	<input type="checkbox"/>
Richmond	Lisa	AIA Seattle	New	✓
Schuster	Mark	The Schuster Group	New	✓
Southard	Patti	King County GreenTools	New	✓
Stolarski	Bob	Puget Sound Energy	New	<input type="checkbox"/>

City of Seattle & Presenters			
Last	First	Department	In Attendance?
Antonoff	Jayson	Seattle DPD	✓
Atwood	Glenn	Seattle City Light	✓
Baker	Rebecca	Seattle DPD	✓
Balzar	Bob	Seattle City Light	✓

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Dobrovolny	Peter	Seattle DPD	✓
Eichel	Amanda	Seattle OSE	✓
Howard	Sandy	Seattle DPD	✓
Hsu	David	Seattle City Light	✓
Mallory	Sandra	Seattle DPD	✓
Mann	Michael	Seattle OSE	✓
Simmons	Jill	Seattle OSE	✓
Nguyen	My Tam	Seattle DPD	✓
Traxler	Maureen	Seattle DPD	✓
Whiting	Greg	Seattle City Light	✓
Younger	Bill	Puget Sound Energy	✓

Consultants			
Last	First	Organization	In Attendance?
Blair	Ellen	Triangle Associates	✓
Bronk	Todd	EDAW	✓
Clement	Christopher	EDAW	✓
Kern	Michael	Triangle Associates	✓

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 Existing 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.

The Committee asked that, at the end of each presentation to the Committee, the presenter identify the two or three key points he or she believes are most important for the Committee to consider. These points will be highlighted in the meeting summaries.

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). He noted that qualified staff and contractor resources were a constraint on delivering energy savings for SCL and throughout the industry.

In response to a question, Glenn explained that SCL estimates potential savings using a bottom-up process that involves allocating the load forecast to sectors and end uses, and identifying energy conservation measures and their proportional impact on energy consumption. This information, as well as cost information, is fed into SCL's integrated model. Glenn said that projected residential and commercial square footage is based on an econometric model using an economic forecast. He said SCL intends to start using additional data and actual construction history to generate development projections. He confirmed that SCL has not used local comprehensive plans in the past but intends to do so for the next iteration of planning.

In response to a question, Glenn said that potential savings for the industrial sector are analyzed separately from the residential and commercial sectors. He said the industrial analysis is available. He clarified that living spaces within multi-family structures are considered residential while common areas are considered commercial. At a Committee member's request, Glenn said that SCL would provide information to the Committee about potential electricity savings by square foot for different sectors and property types. He confirmed that SCL anticipated most of its electricity savings would come from existing buildings, rather than new construction.

In response to a question, Glenn confirmed that SCL compares the cost of conservation to the cost of transmission and delivery of electricity when evaluating cost-effectiveness of conservation measures. A Committee member suggested that the public needs to hear that conservation costs less than electricity transmission and delivery. Bob Balzar of SCL noted that the cost of electricity and transmission may increase in the future if carbon taxes are adopted. Glenn said that as costs change over time, the numbers will be updated in future iterations of the five-year plan.

Glenn explained that SCL calculates costs over a five-year period and energy savings over the life of a conservation measure. He said that SCL arrives at present value by using a discount rate of three percent for benefits and a discount rate of seven percent for customer costs. A Committee member asked why SCL did not calculate greenhouse gas savings for longer than five years. Glenn explained that SCL does not calculate savings based on average emissions but on marginal emissions. Initial energy conservation measures may decrease the amount of energy obtained from fossil fuel sources while later conservation measures may reduce the energy obtained from hydropower, so the impact on greenhouse gas emissions could be very different. Glenn and Bob explained that SCL's calculations account only for energy savings that are achieved as a direct result of SCL investment.

A Committee member commented that the low cost of electricity in the Northwest discourages the pursuit of energy efficiency. Bob suggested that the Committee discuss whether electricity rates

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should be set as the average embedded cost to the utility or if they should be based on the marginal cost.

In response to questions about the efficiency of SCL's transmission lines, Bob said that only about 7% of the electricity is lost because SCL's transmission lines travel such short distances to a concentrated service area. Glenn said that SCL's current planning does not assume any transmission grid upgrades, but that upgrades will be addressed in the next iteration of the five-year plan as a result of Initiative 937. He noted that SCL has increased the voltage in distribution, which reduces losses.

In response to a question, Bob explained that electric plug-in vehicles are not expected to make a big difference in load projections because they use very little energy compared to what a city uses as a whole.

Key Points for Committee Consideration

- Potential energy savings are increasingly being captured with code, so there is less to capture with programs. What savings can be achieved at what cost, and who is willing to pay when utilities are not willing to cover all costs?
- How will code be enforced?
- How can energy efficiency planning be introduced at the inception of projects?

Puget Sound Energy Conservation Potential Assessment & Conservation Programs

Bill Younger, Puget Sound Energy (PSE), provided an overview of PSE's Integrated Resource Plan 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).

Bill noted that energy savings in new construction makes up only 6-7% of the total energy savings PSE has achieved over the last two years. In response to a question, he confirmed that people are not taking advantage of available incentives and that PSE is trying to determine why. PSE believes the potential reasons could include the following: the incentives are too cumbersome, the incentives are not available or people are not aware of them early enough in the development process, the incentives are not strong enough, and energy savings are occurring largely through code. Bill noted that smaller customers need bigger incentives than larger customers because energy is a larger proportion of their costs.

A Committee member asked if the residential sector includes multi-family buildings. Bill said that PSE considers living spaces residential and common areas commercial, the same way SCL does. He confirmed that PSE has not used prescriptive programs for mixed uses facilities.

In response to a question, Bill explained that regions of Canada that formerly supplied natural gas to only the west coast are now supplying the Midwest and east coast as well. A Committee member asked why renewable energy sources do not play a bigger role in PSE's planning. Bill said that PSE's programs are updated every two years, so the role of renewables may evolve, but he noted that it is difficult to obtain wind turbines because of the high demand in China and that siting renewables such

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as wind is a challenge. In response to a question about waste energy, Bill said that PSE is open to ideas about how to use biomass projects such as burning garbage.

A Committee member commented that PSE's energy efficiency goals seemed modest given that it is currently possible to make buildings fifty percent more energy efficient. Bill noted that PSE cannot claim all energy savings to be the result of its programs. He also noted that PSE could not make energy efficiency happen, it could only encourage customers and consumers to pursue energy efficiency.

Key Points for Committee Consideration

- Perhaps code is a better way to achieve energy savings in new construction, but code only works with proper commissioning and enforcement.

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 commented that residential energy consumption has decreased a great deal since 1990 and asked if that indicates residential energy consumption is a good target for future energy savings. Amanda said that SCL's commitment to reducing carbon emissions was a primary reason for the decline in residential energy use as was fuel switching from oil to natural gas. She also noted that efficiencies achieved in the transportation sector tend to take longer to show up as energy savings. She confirmed that the City had accounted for the fact that transportation efficiency would likely increase as fuel costs rise.

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.

A Committee member commented that expanding incentives to encourage greater density would be important for achieving energy efficiency.

Key Points for Committee Consideration

- DPD has spent the last six months developing the policy options for the Committee to discuss at future meetings.

Next Steps

The Committee discussed its options for interacting with the Existing 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 New Buildings Committee meeting of

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the discussion and decisions reached at the Existing Buildings Committee meetings. Michael noted that New Buildings Committee members can also attend Existing 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 November 20, 2008 Committee meeting will be rescheduled if an alternate date and time is identified that enables more Committee members to attend (several Committee members will be attending a green building conference in Boston on November 20, 2008).

At the Committee's request, the City agreed to consider whether to establish a Task Force and/or Committee blog to facilitate communication among Task Force/Committee members. The City will also consider whether to use a program like Basecamp to allow Task Force members to comment on documents.

Public Comment

There was no public comment at this meeting.

Final Thoughts/Next Steps

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 advance of the next Committee meeting 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 electronically in advance of Committee meetings. 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.