



BUILDING PERFORMANCE IMPROVEMENT BOARD MEETING NOTES

Wednesday, January 17, 11 am to 1 pm

In attendance:

Name	In-Person	Virtual	Role
Emily Curley	X		DEP staff liaison
Stan Edwards	X		DEP staff support
Cuiyin Wu		X	DEP staff support
Lewis Morgante	X		DEP staff support
Sheena Oliver		X	DEP staff support
Rhett Tatum		X	Member
Daniel Cleverdon		X	Member
Amanda MacVey		X	Member
Andrew Rivas		X	Member
Lawrence Carroll		X	Member
Vacant - Nonresidential Building Owner or Manager			Member
Jill Goodrich		X	Member
Luke Lanciano		X	Member
Adam Landsman			Member
Mike Dieterich		X	Member
Julie Wolfington		X	Member
Josh McClelland		X	Member, Deputy Chair
Vacant - Representative of Local Electricity or Natural Gas Utility			Member
Kevin Walton	X		Member, Chair
Gregory Goldstein		X	Member
Lindsey Shaw		X	Ex officio member (DEP)
Bryan Bomer		X	Ex officio member (DPS)

Michael Yambrach		X	Ex officio member (DGS)
Don Scheuerman		X	DGS
Keith Walter		X	DPS
Henry Jordan		X	Member of the public
Stephanie Gonzalez		X	Member of the public

Administrative items

Quorum present. Mandy MacVey moved to approve the 11/8 meeting minutes and Josh McClelland seconded the motion. The meeting notes from the 11/8 meeting were unanimously approved.

No word yet on advertising the vacant positions and those with the first partial term that ended at the end of the year. Until vacancies are posted, those with expiring partial first terms will remain on the board.

Following the 11/8 meeting, board members voted by email on proposed public comments to be submitted to DEP from the BPIB. The motion passed via email and those present ratified their votes at the meeting on 1/17. All members present ratified their vote in support of sending the public comment letter.

Review Proposed BEPS Regulations

DEP provided an overview of changes to the proposed BEPS regulations following the 30-day public comment period.

During this review, one member commented that it would be helpful for DEP to put together a template to aid building owners in completing a successful building performance improvement plan. DEP agreed and noted that plans were in the works to create a standard, online template for owners/contractors to use to submit these plans.

Another member asked if there would be opportunity for back and forth with DEP before a BPIP is outright rejected. DEP indicated that yes, the intent is for there to be a dialogue when completing a BPIP. DEP staff remarked that a process similar to the Department of Permitting Services' pre-design meetings might be useful technical support so that DEP could provide guidance before owners complete and submit a BPIP.

On extensions and adjustments, one member asked if extensions would apply for buildings being planned for redevelopment. The extensions are limited to cases where the building has received a demolition permit or the building is vacant (among others), but DEP pointed out that this redevelopment would be a "circumstance outside of the building owner's control" that would allow them to submit a BPIP that aligns with plans and timeline for building redevelopment.

Sheena Oliver from DEP staff inquired whether the industry is seeing a lot of conversions from commercial to residential buildings. Board members said that they are seeing more demolition of buildings to re-built multifamily housing rather than conversions of existing buildings. DPS noted that commercial/office to lab conversions are more common. Another member noted that code requirements are very different between commercial and multifamily buildings, so some existing

commercial buildings are tough to convert. This member noted that older, “letter” shaped buildings (e.g. those with an L or T shape) are often easier to convert as they have more access to daylight and shallower floorplates.

State level activity

DEP provided several slides about state-level activity related to buildings/energy/climate.

These included updates on:

- State level BEPS regulations
- Building Energy Transition Implementation Task Force
- MEA Clean Buildings Hub
- 2024-2026 EmPOWER Maryland Programs
- Electrification Study
- Climate Pollution Reduction Plan

On the 2024-2026 EmPOWER Maryland Programs, members asked about there not being electrification incentives. Josh McClelland explained that the PSC wanted to see additional plans/thoughts from the utilities with the option to re-file those programs in August 2024.

Another member asked about existing gas utility incentives based on demonstrated energy savings for things like improving the building envelope and insulation (vs. installing more efficient gas equipment). Josh also clarified that Washington Gas offers a “custom business solution” incentive based on the amount of energy savings.

Next meeting

The next meeting will be held on Wednesday, February 21. Members supported keeping meetings monthly and blocking off two hours, but that meetings could be shortened or cancelled as appropriate.

- **Action Items**

For additional information, please visit the Building Energy Performance Standards website at <https://www.montgomerycountymd.gov/green/energy/beps.html> or contact DEP at energy@montgomerycountymd.gov.