



BUILDING PERFORMANCE IMPROVEMENT BOARD MEETING NOTES

Wednesday, June 26, 2024

In attendance:

Name	In-Person	Virtual	Role
Emily Curley	x		DEP staff liaison
Sheena Oliver	x		DEP staff
Cuiyin Wu		x	DEP staff
Lewis Morgante		x	DEP staff
Norelle Thomas		x	DEP staff
Stan Edwards		x	DEP staff
Rhett Tatum		x	Member
Daniel Cleverdon		x	Member
Amanda MacVey			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		x	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			Member
Lindsey Shaw		x	Ex officio member (DEP)
Bryan Bomer			Ex officio member (DPS)
Michael Yambrach		x	Ex officio member (DGS)

Don Scheuerman		x	DGS
Alyssa Mrvos		x	DPS
Henry Jordan		x	Member of the public
Debbie Cohn		x	Member of the public

Administrative items

Adam Landsman moved to approve meeting minutes from 4/17/24. Josh McClelland seconded. Minutes were approved unanimously.

CY 2023 Benchmarking Data

DEP staff provided an update on CY 2023 energy benchmarking data and compliance to date following the June 3, 2024 deadline.

Members discussed the Pepco utility data aggregation process and noted that while wait times have improved there is still a desire for speedier/more automated data access. One member noted that the new aggregation process is more auditable and provides better transparency, as it is easy to view a list of the units included in the output.

On communication with covered building owners, members noted that it would be useful to coordinate with DHCA’s common ownership community’s program to ensure that communities are registering as required and to include information in DHCA’s newsletters and other outlets. DEP noted that benchmarking info is being included in an upcoming newsletter.

DEP also shared plans for forthcoming data disclosure tools to improve public access to benchmarking data and projected BEPS standards. Members expressed a desire for a few additional features including color coding on the map to indicate each building’s distance from its proposed BEPS standard; inclusion of the BEPS proposed standards on the existing annual disclosure spreadsheet; and inclusion of a spreadsheet export option to download data from the benchmarking map.

County BEPS Regulation Update

DEP staff provided an update on County Council’s BEPS regulation process. The Transportation & Environment Committee has scheduled additional listening sessions with stakeholders with the next session for market rate housing and common ownership communities scheduled for July 15. **County**

State BEPS Regulation Update

DEP staff provided an update on the State of Maryland’s BEPS regulation process. MDE intends to repropose regulations for adoption by the end of 2024.

Idea of documenting actions/projects that have had a positive effect on building energy use

Board Chair Kevin Walton presented an idea to the board to continue discussion about actions and projects that have had a positive effect on building energy use. Such information could be documented and shared with covered building owners and included in technical guidance or other support resources.

Luke Lanciano provided an overview of Green Leasing and shared his experience implementing them. Green Leases include language in commercial and residential leases that helps encourage or ensure energy savings such as efficiency ratings for new equipment, guidelines for a tenant fit-out process,

requirements for submetering, water efficient fixtures, and can also extend to things like low-VOC paints and floorings or other material standards. The Green Lease Leaders website has templates and sample lease language to borrow from.

Luke noted that Green Leases tend to be most effective on commercial leases and are typically implemented into new or renewal leases. One member asked if these lease terms are typically accepted by tenants and Luke noted that they can be a point of negotiation often requiring review by legal teams.

Another member asked if some Green Lease principles could be adapted to condos. For example, having a condo board adopt certain efficiency specifications for new or replacement equipment systems. Members do not believe that there are any such templates but would be a useful resource for condos.

For future meetings, members expressed interest in hearing from speakers that have experience completing energy audits, implementing measures, and of the results of the process and results as well as how old systems can be retrofit to be much more efficient.

Next meeting

The next meeting will be held on Wednesday, July 17 on Zoom.

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.