



BUILDING PERFORMANCE IMPROVEMENT BOARD MEETING NOTES

Wednesday, November 20, 2024

In attendance:

Name	In-Person	Virtual	Role
Emily Curley	x		DEP staff liaison
Sheena Oliver	x		DEP staff
Cuiyin Wu		x	DEP staff
Norelle Thomas		x	DEP staff
Lewis Morgante	x		DEP staff
Stan Edwards	x		DEP staff
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		x	Member
Mike Dieterich		x	Member
Julie Wolfington		x	Member
Josh McClelland			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			Ex officio member (DGS)

Henry Jordan		x	Member of the public
Jim Lieberman		x	Member of the public
Karl Held		x	Member of the public
Larry Bernard		x	Member of the public
Nanci Wilkenson		x	Member of the public
Mark Posner		x	Member of the public
"Mulcahey"		x	Member of the public

Administrative items

Mandy MacVey moved to approve meeting minutes from 10/16/24. Rhett Tatum seconded. Minutes were approved unanimously.

- **General Updates**

DEP staff provided several program updates

- **FY25 Low and Middle Income (LMI) Electrification Grant Program:** The Department of Environmental Protection (DEP) and the Office of Grants Management (OGM) is soliciting grant applications from nonprofits for one competitively selected federally funded subgrantee to upgrade one or more low-income communities with energy-efficient electric appliances, heating, and hot water systems.

The goal of the grant project is to complete fuel-switching activities in at least 30 single-family units or at least 1 multifamily building serving at least 15 units. The single award will total roughly \$1.8 million.

This is the first County grant program funded by a Federal grant. Learn more: <https://mcmdgrants.smapply.org/prog/FY25LMI-Electrification/>. First stage applications due Nov 21, 2024, 11:59 PM.

- **Energy Summit Presentation RFP:** DEP is seeking proposals for the educational sessions that will be part of the 12th Annual Montgomery County Energy Summit. The summit's theme, "Beyond Benchmarking: Navigating Energy Performance," will explore advanced strategies and innovations in building energy performance.

The summit will take place April 8-9 at the Silver Spring Civic Building at Veterans Plaza. Proposals for educational sessions are due Friday, Dec.

6. <https://mcenergysummit.org/request-for-proposals/>

- **DEP Climate Engagement PMI recruitment:** The Department of Environmental Protection is seeking a Program Manager I (Download PDF reader) to join the Energy, Climate, and Compliance Division to engage the community as partners in climate action. This position will lead a range of climate-related engagement and communication activities, with a particular focus on efforts to involve underserved community members who are likely to feel the impacts of climate change most acutely. Apply by 12/2:

<https://www.governmentjobs.com/careers/montgomerycountymd/jobs/4711202/program-manager-climate-engagement-program-manager-i-grade-23>

- **Potential Site EUI Modifications**

The board discussed a potential methodology to modify site EUI standards for property types where fewer than 25% of buildings are currently meeting the proposed EUI standard and a newly calculated EUI standard is higher than the currently proposed standard. These building types' standards could be recalculated using the latest County benchmarking data using the ZNC methodology.

One member noted that we tend to see buildings get more efficient over time as they begin benchmarking and paying closer attention to utility bills and consumption.

Another member questioned why the buildings that are very far from the standard are so far off; whether this is an issue with specialized equipment, different occupancy patterns, or other differences compared to the rest of the buildings of that type.

One member remarked that using the 25% percentile for recalculating seems rather arbitrary and was unclear how to justify that. DEP clarified that the new standard would not be the 25th percentile but rather those property types would be evaluated for an updated standard by recalculating the ZNC standard using the most recent county benchmarking data.

This member also noted that some of the changes raise questions about the ZNC methodology in the first place. They believed the EUI modifications would be a reasonable change but suggested it may be worth revisiting the ZNC methodology.

One member suggested that there are some building types where the nature of the activities in the building are driving the EUI, as opposed to the building itself. They suggested carving out a few building types where these loads would be most likely – things like labs, offices with 24/7 operations, manufacturing, etc.

- **Proposed Denver BEPS Policy Updates, Target Cap**

The board discussed a potential regulation modification that would involve a cap on EUI reduction for individual buildings. The City of Denver has proposed a cap for the maximum required reduction so that no building has to save more than 42%. With this change, one-third of the buildings would benefit and Denver would still meet its goals of 30% total weather-normalized site energy savings across all covered buildings.

Members generally felt that this idea makes sense and would provide a more realistic target for the buildings furthest from the EUI standard. Members pointed out that not all buildings are going to meet their EUI standard with some opting to comply via a building performance improvement plan. Those implementing the plan may realize far less savings than a cap and over a longer time period. As such, a cap could lead buildings to save more energy earlier than a BPIP.

One member suggested that a possible rationale for a cap could be on a cost per square foot or cost per unit basis.

Another member suggested that more analysis be done to try to analyze the GHG reduction impact of different cap percentages and compare that to some assumptions around what buildings would achieve

via BPIPs. This member also suggested that there be an incentive for buildings that achieve reductions greater than their cap.

In terms of other programs, one member noted that DC has several BEPS pathways including a 20% EUI reduction within any given 5 year compliance period and a deep energy retrofit option and that DEP should discuss the number of buildings and success rate of buildings taking these options.

In terms of equity, one member noted that a cap might be more equitable for building owners, especially under-resourced building owners for whom a BPIP might be administratively burdensome. Tenants though, may see fewer benefits of building improvements from a cap. Another member countered that deeper retrofits can also lead to more displacement and disruption for tenants either when an owner decides to redevelop a property or needs to move people around to complete projects. Another member stated that if a building requires such a deep retrofit there are likely other problems in the building such as comfort or indoor air quality issues.

In terms of process, members asked about next steps. The executive branch will need to propose modifications to the regulations and bring to the T&E committee. If/when the T&E committee approves, they will go to full Council for a vote.

General discussion

Members expressed frustration with the backlog in filling the two board vacancies, advertising for the seats that expired at the end of 2023, and planning for those that expire at the end of 2024. Members will explore drafting a letter to send to BCC staff.

Next meeting

The next meeting will be held on Wednesday, Dec. 18 at 11 am 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.