



## BUILDING PERFORMANCE IMPROVEMENT BOARD MEETING NOTES

Wednesday, July 19, 11 am to 1 pm

In attendance:

<b>Name</b>	<b>In-Person</b>	<b>Virtual</b>	<b>Role</b>
Emily Curley	X		DEP staff liaison
Stan Edwards	X		DEP staff support
Cuiyin Wu	X		DEP staff support
Lewis Morgante	X		DEP staff support
Rhett Tatum	X		Member
Daniel Cleverdon	X		Member
Amanda MacVey			Member
Andrew Rivas	X		Member
Lawrence Carroll	X		Member
Sheena Oliver		X	Member
Jill Goodrich			Member
Luke Lanciano		X	Member
Adam Landsman			Member
Mike Dieterich		X	Member
Julie Wolfington		X	Member
Josh McClelland		X	Member, Deputy Chair
Edward Musz			Member
Kevin Walton	X		Member, Chair
Gregory Goldstein		X	Member
Lindsey Shaw	X		Ex officio member (DEP)
Bryan Bommer	X		Ex officio member (DPS)
Michael Yambrach		X	Ex officio member (DGS)
Henry Jordan		X	Member of the public
Khalid Malik		X	Member of the public
Katherine Potocko		X	Member of the public
Chris Fang Brehm		X	Member of the public
Don Scheuerman		X	Member of the public

## **Administrative items**

Quorum present. Rhett Tatum moved to approve the minutes and Dan Cleverdon seconded the motion. The meeting notes from the 6/7 meeting were unanimously approved. Sheena Oliver abstained as she missed the last meeting.

## **Introduction to New DEP Senior Engineer**

Lewis Morgante has joined DEP's BEPS team. As the Senior Engineer, he will be working on the technical items related to building performance programs including building performance improvement plans.

## **BPIB BEPS Regulations Summary Report discussion and vote**

The Board reviewed the draft BEPS Regulations Summary Report which captures the Board's deliberation on regulatory items and areas of consensus and non-consensus. Several members reviewed the draft and added comments, which were discussed at the meeting.

One member recommended adding a note that members provided input before seeing MDE's draft regulations on the state BEPS.

The Board got through the first few sections of the draft. There was extensive discussion on the site EUI section, where members had discussed options over several meetings and captured their opinions in a table. Members generally agreed on emphasizing that the bullets in the table are members' individual opinions as many are subjective. Several suggestions were also provided in terms of reorganizing that section: moving up the polling findings above the table, putting the table in an appendix since it is rather detailed and reflects opinions of individual members, removing the table and just keeping it in the meeting notes, adding text to summarize the various viewpoints and either moving the table to an appendix or moving to meeting notes.

One member suggested noting and defining the difference between "voting" and "polling" in the document.

The Board Chair agreed to do another pass at reorganizing this section and recirculate the report. Following those updates, the Board will likely conduct a vote via email and ratify that vote at the next scheduled meeting on August 16.

## **Building Codes Update**

Bryan Bomer provided an overview of the building code adoption process and highlighted findings from a new report commissioned by DPS. The [Montgomery County Codes Analysis: Implementation Roadmap for Updates to the Energy Conservation and Green Construction Codes Report Highlights](#) "delivers a plan for implementation of code adoption to aid Montgomery County in meeting the goals set out in its Climate Action Plan..." and "recommends a timeline for code adoption as well as policy details and considerations during each of these code adoption cycles, context on how and when changes to the above-outlined codes and standards could be phased in or begin enforcement to ensure they have both maximum impact and are usable by the building community. It also provides graphic representation to County staff for scheduling and planning of current and future code cycles."

## **Benchmarking Compliance Update**

DEP staff provided an update on benchmarking compliance following the June 1 deadline. This is the first year that buildings in Group 3 and 4 need to report, which has roughly doubled building coverage since last year. As of the meeting, 70% of covered buildings had either submitted CY 2022 reports or filed an extension request for more time. Among groups, the breakdown of buildings reported or with extensions is: County = 100%, Group 1 = 87%, Group 2 = 84%, Group 3 = 57%, Group 4 = 72%.

Group 3, consisting of non-residential buildings 25k – 50k gsf and those previously exempted by the benchmarking law, account for the largest total number of buildings (almost 700).

One member asked whether DEP is seeing building owners do benchmarking themselves or outsource the process to third-party vendors. Per DEP there is a mix, but there has been good uptake of the Green Bank's [Technical Assistance Program](#) which connects owners to vendors for benchmarking, data verification, and gross floor area measurements and can help subsidize the costs of reporting. Another member noted that with all the training courses publicly available, it is very helpful to continue to train building staff on benchmarking, both so that they can ensure they are reporting accurate data and so they can interpret the results.

One member noted that it would be useful to break down compliance rates by building type to get more information on where additional support may be needed. They also suggested providing a reference of average/median site EUI by property type for context. DEP already sends scorecards out to benchmarkers with basic information about current site EUI and a comparison to other buildings of the same type and vs the previous year, as well as links to helpful programs.

### **BEPS Regulations Update & State Building Energy Initiatives Update**

The Board did not cover these topics during the meeting, but updates on several topics are included in the meeting presentation.

### **Next meeting**

The next meeting will be held on Wednesday, August 16.

- **Action Items**

A new version of the board summary report will be circulated. Barring any major comments, members will be asked to vote by email on the new version. The board must then vote in person at the next meeting to ratify the email vote.

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](mailto:energy@montgomerycountymd.gov).