



BUILDING PERFORMANCE IMPROVEMENT BOARD MEETING NOTES

Wednesday, October 12, 11 am to 1 pm

In attendance:

Name	In-Person	Virtual	Role
Emily Curley	X		DEP staff liaison
Stan Edwards	X		DEP staff support
Rhett Tatum	X		Member
Daniel Cleverdon	X		Member
Amanda MacVey	X		Member
Andrew Rivas	X		Member
Lawrence Carroll	X		Member
Sheena Oliver		X	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
Edward Musz	X		Member
Kevin Walton	X		Member
Gregory Goldstein	X		Member
Lindsey Shaw	X		Ex officio member (DEP)
Bryan Bomer	X		Ex officio member (DPS)
Dan McHugh		X	Ex officio member (DHCA)
Michael Yambrach			Ex officio member (DGS)
Henry Jordan		X	Member of the public

- **Introductions**

- Members introduced themselves
- Discussed ground rules for meeting
 - Full engagement during meetings

- Have meeting agendas and respect common ground rules
 - Review action items at the conclusion of each meeting
 - Listen carefully
 - Don't speak while others are speaking or interrupt others
 - Let everyone speak once before you speak twice
 - Maintain an open mind to other perspectives than your own
 - Assume positive intent
 - Maintain mutual respect for one another
 - Engage in respectful conflict
 - Value other members' time (e.g., stick to meeting times and agenda topics, avoid off-topic tangents)
 - Don't take yourself too seriously and enjoy our time together
 - Critique the idea, not the person
- One thing that comes to mind when thinking about Building Performance Standards
 - Baseline development, buildings using energy more than they need. Not running things energy efficiently
 - Feasibility of compliance and providing compliance pathway
 - How to align the BEPS regulations with meeting county climate goals of zero GHG emissions by 2035
 - Equity and fairness
 - How BEPS impacts building owners, especially in light of the challenges many owners faced during the pandemic
 - Being thoughtful of building owners with large portfolios nationwide that may have different BEPS requirements to comply with
 - Don't look at what has been done in the past, think about what can be done.
 - Unique challenges that condominiums face
 - Affordable housing and potential impacts to residents who already experience energy burden
 - Connection between the building hardware and the behavior of people within the building
 - Making sure that advice that this Board provides to the County in achieving goals for common good
 - Reduce carbon emissions and pursue electrification
 - Understanding all available resources that are available for energy upgrades
 - Ensure that small businesses aren't pushed out of Montgomery County because of stringent BEPS requirements
- **Procedures and responsibilities**
 - Emily Curley reviewed the County's procedures for Boards, Committees, and Commissions and responsibilities of newly appointed members of the Building Performance Improvement Board. Refer to the meeting PowerPoint slides for details.
 - **ACTION:** All Board members must complete the Parliamentary Procedures and Open Meetings Act trainings by the end of the calendar year 2022, upload completion

certificates to the County's tracking portal, and email training completion certificates and General Volunteer Forms to Emily Curley.

- **Final Benchmarking and Performance Standards Law lookback and overview**

- Emily Curley reviewed the history of the benchmarking and BEPS legislation and walked attendees through an overview of the elements set by the BEPS law
 - Question about how the changing makeup of new county development may alter future community wide GHG contributions
 - Question about what constitutes a "building" covered in slides
 - Question about weather normalization as climate warms and potentially looking at heat island data
 - Question as to whether/how RECs will be treated in Renewable Energy Allowance
 - Suggestion that the BPIP format could provide a simple and straightforward menu of options that's easy for non-technical building staff to understand

- **Regulations overview**

- Emily Curley reviewed items that need to be outlined further in regulation, County procedures, and recommended timeline for Method (2) regulations such that regulations are issued, and ideally adopted, by Dec. 31, 2023

- **Administrative items**

- **ACTION:** Members interested in chairing (or co-chairing if board opts for co-chairs) to email Emily Curley in advance of next meeting
- Biweekly meetings on Wednesday
 - May need to meet more frequently as regulations deadline approaches
 - May need to move a few meetings to avoid holidays

Action Items:

- DEP staff will share the following resources with the Board:
 - PowerPoint slides from the October 12, 2022, meeting
 - [Renewable Energy Allowance Stakeholder Report](#) (under the BEPS Solar and Renewable Energy Credit information header)
 - [EPA's Recommended Metrics and Normalization Methods for Use in State and Local Building Performance Standards document](#)
- DEP staff will provide an agenda and hybrid meeting logistics for the next meeting on October 26, 2022 (11 am – 1 pm). Members attending in-person at the Wheaton building are welcome to bring lunch.
- Members interested in serving in a Chair position should email Emily Curley as soon as possible, but prior to the next Board meeting on October 26, 2022.
- DPS will research the pipeline of new construction project permits to see how it may impact future GHG emissions inventories.

- DEP will provide the data analysis summary that supported using 25,000 GSF as the benchmarking building size threshold, rather than a smaller threshold.
- When the NOAA heat mapping results are available in October/November 2022, the Board would be interested in seeing a mapping overlay of the results with affordable housing properties to see if there are urban heat island inequities.

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.