

Buildings as Action Group Meeting #2

7pm, Monday March 15, 2020

Meeting Notes

Attending: David Gaw, Joel Carlson, Jason Taellious, Barb Scavezze, Chris van Daalen, Jonathan Kaplan, Aaron Dumas, Jihan?

Welcome and Introductions

Due to Coronavirus pandemic, this meeting is being held virtually. Acknowledged that several folks from the first meeting group are missing today, still a good turnout. Meeting to proceed with those present.

Discussion and Decision: Top 3-5 Advocacy Actions

Chris updated on TCMP priority action process still unfolding. Suggested this isn't the most important thing to focus on right now, we have time to figure it out. Since several folks were missing, we tabled this for this meeting.

Developing the 20x2025 Challenge:

- Defining the Challenge

Are we talking Electric only building? Passive house is moving very quickly in that direction. So yes, this would be a criteria for our Challenge.

- Naming

Probably not "20 x2025" so what? Need a clever, catchy title to make developers and builders want to join. It was noted that energy may be less compelling than health as a message.

Brainstorm possible names:

- Zero Carbon Building Challenge
- Climate Action Building Challenge
- Positive Building Challenge
- Clean Energy Building Challenge
- Clean and Healthy Building Challenge
- Healthy Homes - Thurston County Public health - healthy cleaners and yard
- Thurston Thrives - "Thriving Building Challenge"

- How many buildings? Types?

Affirmed agreed, we are talking about both new and retrofit, single and multifamily. Should it include even tiny homes? Jason - very hard to reach Passive standard in an DADU or tiny home, they just design the best they can given the constraints, worthwhile to recommend best practices but maybe not the Passive House standard.

It would be helpful to get data on baseline of existing housing stock, PSE can provide the data, but will they? This could help define the target and understand the underlying market conditions. David will invite Kelsey Hulse into the conversation. Also find out more about incentives they can offer to offset design, energy modeling and construction costs.

- Adopt Shift Zero definitions of highly energy efficient / Zero Carbon?

Shift Zero Alliance went through a process of defining Zero Carbon as a measure of Energy Use Intensity (EUI - kBtu/ft²/year), which was used as the goal for zero carbon for their 20 x 2020 Challenge. See [folder for Shift Zero definition docs](#). Carbon standard is EUI of 18-25 depending on building type. Current code requires EUI in the range of 50-85. The Shift Zero goals are aligned with what code will require in 2031, based on the state mandate for 70% less energy use than the 2006 energy code baseline. Might be excessive for Olympia where buildings have tighter budgets and lower margins to work with.

Discussion - do we want a challenge that demonstrates boutique projects with standards so high only the most affluent developers would consider? Or projects that almost any builder who wants to reach higher could achieve without breaking the budget? Strong sense that we want the latter. Seattle challenge benefits from a lot of high-end projects but Olympia has few or none such projects. We need to negotiate with Shift Zero to establish a target for the challenge that is realistic and can be scaled up to transform the market in Olympia. We need assistance from Shift Zero to establish a standard they would recognize as Zero Carbon that is still effective in Oly.

- Budget

Seattle Challenge benefits from many organizations and companies willing the share the load of coordination, design/engineering recommendations, etc. Collective Impact Model. We can also leverage resources, but not nearly as many engaged professionals here in Oly. We may need some funds for staff, marketing, technical assistance.

Sponsorship funding seems like a good fit for this project. Grants available for energy efficiency - PSE, Trans alta. City of Olympia may have staff resources in-kind leverage

May Education Event

Zack Semke of the Passive House Accelerator, Shift Zero co-chair and founder of 20 by 2020 Building Challenge in King County has agreed to speak at the event we've planned to launch our Building Challenge on May 20. Given the situation, this may need to be postponed or a different format. TBD. Meanwhile, its good that we are doing our homework now so we be ready to launch our Building Challenge, with an implementation plan ready by May.

Introducing guest: Jihan - works at WET Science Center. LEED Platinum Building, water education.

We continue to want to keep pushing forward on this, meet again in a couple of weeks. Chris will send a Doodle poll.