

Building Performance Standards

Technical Advisory Group (TAG) Meeting #1 Summary

Thursday, February 3, 2022

Attendees

- OSE: Sandra, Nicole, Terry
- SBW team: Faith, Poppy, Lucy, Santiago
- TAG: Joe Malaspino, Neil Bavins, David Okada, Ian A Brown, Treasa Sweek, Kerry Meade, Dina Belon, Alistair Jackson, Sarah Moore, Becky Becker, Madeline Kostic, Bobby Coleman, Amy Wheelless, Christine Bunch, Rebecca Baker, Kevin Folkes (Equity Res.) Action items

Agenda Items & Notes

- Introductions & Icebreaker
- OSE Presented an Overview & background
 - Follow-up questions from group
 - Comment on expected energy savings from building tune-ups - not getting expected returns (their buildings seeing 2.18 EUI point reduction on average, though thinks in general tune-ups are a good idea)
 - Question about if electrifying will increase demand (as far as not off-set by increased efficiency), and how will that not increase emissions. Also, about plans to invest in the distribution infrastructure. Concern that it will be hard to motivate customers to get options that are more efficient than “electric resistance” heat.
 - City Light rep answered that they are looking at that with the Integrated Resource Plan. Will increase renewable resources if needed, still considering and discussion but no emission increase is the goal. They are also looking at transmission via long term studies and considerations
 - Concern about excitement for heat pumps, but in multi-family, they can have a big embodied carbon impact from all the equipment needed for many mini-splits and individual pieces etc., as well as the impact of refrigerants. With newer buildings with balanced loads and small units, and not actually that much needed in temperature change (moderate climate), electric resistance may be a better/simpler option.
 - City Light rep answered that they’re always considering the peak and noted that electrification needs to be with efficiency and behavioral change. OSE noted that heat pumps everywhere is not necessarily the best option and its important to determine what makes sense for different situations.
 - Comment per Seattle energy code, can’t add cooling to Seattle buildings without triggering a lot of other code compliance issues, which can become a barrier to installing heat pumps. Also is an equity issue.
 - OSE noted that SCDI recently issued a Directors Rule about this that now allows more flexibility for HPs.

- Low-Income Assistance Policy change now allows low-income households purchase air conditioning. Landlords trying to help their tenants get cooling, but important to note if landlords can't do tenants may get their own and it may not be an efficient AC option.
- Comment if this group can make some recommendations etc. for single family households? It's important that the people who can *afford* to do so should take some responsibility and decrease their emissions.
- Covid has impacted hospitality industry hugely, data is currently junk, don't know how occupancy will normalize. Are other sectors having similar issues with their energy reporting data?
 - OSE noted that 2020/21 data is not very reliable due to covid operations impacts on buildings and not sure how it will normalize. OSE has been thinking about how to consider that for our analysis work.
 - For multifamily, opposite problem, increased usage in multifamily, been using 2019 data.
- Question about smaller buildings and what City knows for energy/emissions.
 - OSE had some info, but not detailed as benchmarking data and that we can infer some by subtracting benchmarked buildings from total they get from utilities.
 - OSE clarified that BPS focus is on larger than 20,000 SF buildings only
- TAG Process Q&A
 - Comment re equity is to share the link to the Puget Sound Sage report: <https://www.pugetsoundsage.org/research/clean-healthy-environment/community-energy/> (was also sent to group via email)
 - OSE noted that TAG is an advisory group – want feedback but we don't expect a consensus or specific recommendation.
 - Question about what is meant by net zero emissions. For example, do carbon offsets count?
 - OSE noted that is not not predetermined. Need to define the net in net zero.
 - Other questions about that OSE noted will be discussed more in future meetings:
 - Seattle City Light emission factors to use – (e.g., carbon neutral electricity factor or regional, E-GRID factors)
 - Inclusion of embodied carbon re impact or replacement equipment and refrigerants either in policy or complimentary
 - Question about council engagement since this was an executive order.
 - OSE noted that is TBD, legislation will be proposed through the Mayor's office and that this is a new administration so process TBD. NWECC BPS briefing paper was provided by NWECC to council.