Maryland Green Building Council Meeting Summary

Wednesday February 22, 2017 –10 A.M. – 12 P.M.
100 Community Place
Crownsville, Maryland 21032-2023
Third Floor – Maryland Historical Trust Board of Trustees Conference Room

Attendees:

Fulya Kocak – MDGBC - Chair
Nakita Reed - MDGBC
Christine Varney - MDGBC
Lisa Ferretto – MDGBC
Stephen Gilliss – DGS
Anne Raines – MDP
Barbara Bice - IAC
Martha Shrader - USM
Susan Gore - DBM
Laura Rogers - MDOT
Mark Beck - USM
Christopher Russell - MEA
Norman Wang - DHCD

I. Greetings / Introductions

A. Barbara Bice attended for the IAC this month. A new director has been appointed and we will see if he delegates someone to attend or attends himself.

II. Chairperson Fulya Kocak made a motion to approve the Council meeting summary from the January 26, 2017. The motion was seconded and the Council approved the summary.

III. Review of last month's progress on the High Performance Green Building Program (HPGBP)

A. Overall there were minimal changes needed. Most of the previous items still apply and are minimally affected by LEED v4.

B. The only issue remaining to discuss is the wood credit. Fulya read the new draft language pertaining to this. Lisa suggested reversing the two new sentences stating that the LEED wood credit is no longer a standalone credit in LEED v4 and stating that the LEED pilot credit for Legal Wood may be used for LEED 2009 projects.

C. The Council voted to approve the new rule modifications. The revised rules will be posted on the DGS website

IV. Discussion of the residential energy efficiency email which was brought to the attention of the Council by Christopher Russell. The discussion was for information only, as residential is not part of the Council's scope.

A. The email was sent to MEA by DHCD and expressed concerns by home builders about building tightness requirements in the codes (IECC) which may be leading to mold, fireplace draft issues and other IAQ issues.

B. Stephen noted that this issue seems to come around every 10 years or so as buildings get tight, sick building syndrome pops up, ventilation is improved until

it comes around again. Commercial buildings don't seem to have as much of an issue with this as they typically have some outdoor air brought into the buildings. Residential systems don't do this and rely on incidental infiltration.
C. The email states that DHCD will accept energy neutral tradeoffs. The code allows for alternate solutions proposed by the builders. Norman Wang noted that DHCD will allow builders to prove to the local code official that the alternate standard works. Local officials already recognize that they have the authority to accept these alternate solutions.
D. Christopher noted that this may just be a code education catch up issue. These issues have been around.
E. Christine Varney agreed. Christine had previously emailed, to the Council, a response with comments from Certified Passive House Consultant, Brian Alessi.
F. Stephen noted there is a large NAHB lab in Maryland. Fulya agreed that the NAHB is a large body that should have solutions to these issues.
G. Norman noted that his office also handles code education. This could be included in future training.
H. Lisa noted that NAHB's National Green Building Standard (NGBS) which will be updated soon and they hopefully provide some training with that.

V. Discussion of Stuart Kaplow's email to MEA. Stuart is a "green" attorney who represents various interests and has participated in previous Council issues and debates.
A. The email was started when Stuart met MEA Chief of Staff, Greg Williams. He had a list of concerns about green building in Maryland .
B. Stephen gave a brief background of Stuart's previous interactions with the Council and has prepared responses to most of the issues.
C. Stuart's issues

1. Proposes a greater use of solar panels and consideration of solar panels as impervious vs. pervious surface since the panel does not actually cover ground. The Council has no objections to this point at this time. MEA responded to Mr. Kaplow noting that they defer to other codes and regulations of the State.
2. The High Performance Green Building Program is out of date according to Mr. Kaplow. However, he refers primarily to a residential construction law (Tax Property Article 9-242) which uses the original high performance building definition from the green building Council law which is not necessarily applicable to residential construction. He also refers to the banned wood credit issue being out of date. The Council agrees that the wood credit issue does become moot in LEED v4. Stuart needs to address this particular article with the original author / legislator.
3. Stuart comments that no IgCC buildings exist. It is available for use however, there are fewer capital projects being built, more people and AEs are familiar with LEED and the rollout of LEED v4, which may spur increased use of the IgCC, was delayed until October of 2016. Anne Raines noted that the particular law Stuart refers to only applies to tax credit application for certain buildings. Also, the USM is building an IgCC building.
4. Stuart suggests a newer version of IgCC be used since 2015 is available, however the state has not adopted it. The Council is not planning to adopt 2015 as the 2018 code will be largely modified to align more closely with

ASHRAE. Mark Beck noted that the LEED brand is desirable…people want the LEED plaque. Stephen noted that most have not had to comply with LEED v4 yet.

5. Stuart suggests that other rating systems such as Green Globes, accepted by the Federal GSA and DOD, could be approved for use in Maryland. The Council will be reviewing the latest Green Globes system.

6. Stuart suggests incentivizing private green building with the EmPower Maryland program and other incentive programs. Christopher will look into this further. Each utility has their own program. It can be a challenge to get the incentive if funding is even available.

7. Stuart suggests that MEA should consider supporting residential PACE legislation in Maryland. PACE is Property Assessed Clean Energy finance. Lowers cost for clean energy construction and financing. It happens in some counties but is not statewide. However, the limit is due to government not being in the finance business. It should be through banks.

8. Stuart suggests that the State should engage in LEED for existing buildings. However, there is no funding for this. PACE was suggested but it is not available for public entities.

D. Chris Russell noted that MEA has already responded to Stuart stating that they will defer to other code and regulatory bodies. Council debated whether to respond separately to Mr. Kaplow. Stephen will revise the response and provide it to MEA for informational purposes.

VI. Green Globes – How will we handle it in the coming meetings. What experience have members had with it?

A. Christine noted that GG now has independent verification. Someone actually comes to the site.

B. Martha had an experience with it and found it much easier to work with.

C. Lisa noted the previous Council argument was that GG had no third party verification but now they do. And the Council has approved the IgCC which essentially does not have third part verification. She also believes GG should prove its equivalency rather than the Council taking on the major task of studying it.

D. Christine has participated in a study for a client. She can share that information. She has used GG and found it user friendly.

E. We will try to invite them for the next meeting. Fulya will reach out to them. She asked members to try to do a brief review of the Green Globes program before that program.

VI. Once Around the Table

A. Christine said that she could arrange a building envelope presentation for a future meeting. We will hold this in case GG cannot come to the next meeting.

B. Laura Rogers brought up the legislation for indoor air quality which is in session. Requires MDOT and DGS to monitor air quality in their buildings. Will have significant impact on those agencies to study, monitor, report and make improvements. Lisa asked why it is just for these two agencies. It seems to be important for all agencies. No reason is cited.

C. Fulya said there is an energy summit in Silver Spring in April. She will be the keynote speaker.

D. Norman will be attending a 2017 energy code conference in Pittsburgh.
E. Anne announced that she is now Deputy Director for the Maryland Historical Trust.
F. Nakita is looking forward to the Council planning its existing building study.

VIII. The meeting was adjourned at 1:45 a.m. The next meeting is scheduled for Wednesday April 26, 2017 at 10 a.m. at 100 Community Place, Maryland Historical Trust Board of Trustees conference room, Crownsville, Maryland 21032-2023.

The preceding is intended as a paraphrase / summary only of the discussions held on this meeting date. Council members are requested to review the summary and notify the writer of any errors, omissions, additions or unintended misrepresentations of the discussion.