



ZERO ENERGY COMMERCIAL BUILDINGS CONSORTIUM

CBC Codes & Standards Working Group

Zero Energy Commercial Buildings Consortium (CBC) Call Notes July 21, 2010; 12:00-1:00 pm EST

Participants

Jeff Harris, ASE
Abi Kallushi, ASE
Diana Lin, NASEO
David Conover
Doug Read
Greg Sottile
Dave Karmol
Randall Higa
Aleisha Khan
Jim Arwood
Dominic Kolandayan – Daikin
Ron King (NIA)
Aaron Needham
Ryan Colker
Miguel Quinones
Jim Yorgey

Gerard Bulanowski
Douglas Baston
Helen Sanders
Peter DeMarco
Ed Rafalski
Harry Misuriello, ACEEE
Jerry Phelan
Conor Merrigan
Ian Finlayson
David Cohan
Sneh Kumar
Brian Patterson, Chairman, EMerge Alliance
Ron Burton
Mark Ames
Brian Lynch

Key Conclusions

- We should rephrase “fundamental change to code development” to emphasize an expansion and change in scope and not necessarily the process itself as we move towards a NZE goal.
- Explore and propose how we see codes & standards playing a role throughout the life span of a building (what should the role of codes & standards be past the certificate of occupancy issuance)
- ICC Green Code Draft – hearings next week. NBI, AIA, EPA, DOE document...

Next Steps

- Dave and Doug to distribute a consolidated draft document.
- **Members to use track changes** and the commenting feature through Word to make their direct additions to the draft document. Email directly to Doug Read (DRead@ashrae.org) Dave Karmol (dkarmol@iccsafe.org) and Mark Ames (MAmes@ashrae.org) for collection. Please CC Abi Kallushi (akallushi@ase.org) and Diana Lin (dlin@naseo.org).
 - **Please suggest language and content directly into the body of the document as much as possible.** For items that need discussion, please send to the people noted above. Abi and Diana will create a public comments document on the web for the group’s reference.
- Send your additions/edits to the draft (using track changes) by **the August 27 deadline.**
- ACEEE Summer Study Program: attend the CBC informal session on Thursday, August 19 at 2 pm.
- Draft report due to task leads by August 31, 2010.

Meeting Minutes

DISCUSSION ON PROCESS:

Dave Karmol: something that concerns me: “Achieving NZE will require FUNDAMENTAL shift in the development and treatment of codes and standards.” What we actually need is changes in the *scope* of codes and standards. We ought to change the language. What we’re really identifying: new areas/ or a new scope that need to be addressed in Codes & Standards, not a new process. Will send edits

Dave: we have some comments in the form of questions.... Not particularly conducive to incorporating into the document. As much as possible, please directly draft language and add as tracked changes to address any concerns you have.

Doug + Dave: We will put put one document together that we will circulate in the next day or two and have people use TRACK CHANGES and COMMENTS on the document itself to directly incorporate their language into the draft.

You may tag your track changes with comments (for questions, clarifications, etc) which won’t appear in the text but can be viewed along within the document.

Doug Baston: The document is missing discussion on **privatized enforcement process**. This is a policy decision rather than comments to new sections.

Doug: That is something you can write a few paragraphs on and insert as tracked changes in the enforcement section.

John O (AEC): In addition to making track changes it would be nice to have a repository for questions that have been brought up. For instance, the one area that I have a bit of issue with is “eliminating load performance systems from the code.” I understand the rationale for that but the higher baseline for say a water chiller (?) may make it more difficult to demonstrate savings. Is the objective to demonstrate percent savings beyond code?

Public Comments:

Send to Diana and Abi who will try to update regularly to the website for everyone to see and access.

DISCUSSION ON OUTCOME-BASED CODES:

Dave: Did anyone see anything too off base – concerns about the direction that we’re taking?

Jeff: Nothing too off base. However, I’m puzzling over the statement of codes coverage extending after the time of construction. We need paradigm that lets us envision how that happens – it would be a substantial step forward. Perhaps you can elaborate that a little bit – we need to figure out how the whole issue of code compliance is not just relevant in one stage of the building’s life but is part of a periodic process. Can also apply to existing buildings and have more influence there

Dave: I don’t think we’ll have a full answer there. But we need to look at it, yes.

David Cohan: wish I had more to offer right now. At ACEEE (Thursday?) we’re having an informal session on outcome based codes (post occupancy part of it.). I’m hoping some good ideas come out of there that could be synthesized....

Ryan: I already recommended a few paragraphs that would fit along with that material.

Randall Higa, SCE: want to point to Future of Energy Codes Paper (David Cohen, Dave Hewitt, ?) – expanding part about extending the scope of codes to include operation and maintenance. Right now if you do anything past certificate of occupancy you can't put it in the code. Things like commissioning etc. are just not viable. You have to change the title purpose and scope of the building codes. Similar way with fire codes...

Dave Conover: section 603 of **ICC Green Code Draft – hearings next week**. NBI, AIA, EPA, DOE have collaborated to submit what hopefully will become an outcome based path to compliance to that document that addresses all these post occupancy issues and that envisions some level of compliance with the code community after the certificate of occupancy.

Diana Lin: Please put that information about these related activities either into the document as an appendix or reference and also send to me at NASEO so the CBC can stay abreast of these issues and continue to track this work to find opportunities for our group even after the reports are completed.

Doug: these are all good points and I think what you as members you need to do, based on the feedback you're getting you make the call whether you want the change to be there. Whether its post occupancy or how will codes affect that. At the end of the day whatever that last draft is before we send it over to NASEO – that's it. This is iterative and it isn't going to be our last chance to input into this process. You all have to decide how much you want to provide in terms of your input at this point.

Ryan: to that specific point I've recommended an addition on codes standards development bullet list (on development of mechanism for enforcement of requirements beyond issuance of certificate of occupancy) etc. Once the new document is circulating you can look at that and not necessarily start from scratch.

Doug and Dave: will circulate complete up to date draft in the next few days. We may schedule one last conference call.