



# **Building Performance Standards Stakeholder Committee Meeting #1**

**January 24, 2023**

# Committee's Purpose

- Provide input to City staff in developing draft Building Performance Standards (BPS) guidelines for **existing** buildings to help City of Aspen reach goal of **zero** greenhouse gas emissions by **2050**.
- Guidelines may consider related opportunities to develop **workforce** skillsets, foster **job** creation, and improve **health** and **equity**.

# Introductions: Committee Members

|                                 |   |   |  |
|---------------------------------|---|---|--|
| <b>Building Owners/Managers</b> | Mike Bouchet, Aspen Skiing Company<br><br>Matthew Gillen, Aspen Pitkin County Housing Authority (APCHA)<br><br>Jimmy Marcus, M Dev Co<br><br>Kym Ryan, M&W Properties<br><br>Benjamin Wolff, Frias Property Managers  | <b>Environment/ Clean Energy/ Sustainability</b>      | Christine Brinker, Southwest Energy Efficiency Project (SWEEP)<br><br>Ryland French, Community Office for Resource Efficiency (CORE)<br><br>Luke Ilderton, Energy Outreach Colorado<br><br>CJ Oliver, Environmental Health & Sustainability, City of Aspen |
| <b>Building Tech</b>            | August Hasz, REG<br><br>Joshua Kace, Lawrence Berkeley National Laboratory<br><br>Ben Levenson, Asset, City of Aspen<br><br>Bob Narracci, Zoning, City of Aspen<br><br>Mary Oliver, Design Workshop<br><br>Dave Rybak, Rybak Architecture & Development, P.C.<br><br>Derek Skalko, Historic Preservation, 1 Friday Designs<br><br>Nick Thompson, Buildings, City of Aspen | <b>Utilities</b>                                      | Jason Auslander, Black Hills Energy<br><br>Justin Forman, City of Aspen Utilities<br><br>Kyle Lord, Holy Cross Energy  |
|                                 |   | <b>Public Participation / City Governance Counsel</b> | Carolyn Sackariason, City of Aspen   |



# Introductions: Support Staff

|  |   |
|--|---|
| <b>Stakeholder Committee<br/>City Staff</b>  | Clare McLaughlin, Sustainability Administrator<br><br>Lauran Garcia, Sustainability Intern<br><br>Tessa Schreiner, Sustainability Manager |
| <b>Stakeholder Committee<br/>Consultants</b> | Laura Dyas, Technical Consultant, Group14 Engineering (Group14)<br><br>Ryan Golten, Facilitator, Consensus Building Institute (CBI)       |



# Meeting Agenda

- 11:00 **Welcome**
- 11:10 **Introductions**
- 11:45 **Agenda Review + Process Agreements**
- 11:50 **Committee Purpose, Goals + Scope**
- 12: 20 **Stretch Break**
- 12:25 **Guiding Principles + Questions to Inform the Process**
- 1:05 **How the Committee Will Do Its Work**
- 1:20 **Next steps + February Committee meeting**
- 1:30 **Close**



# Meeting Participation / Agreements

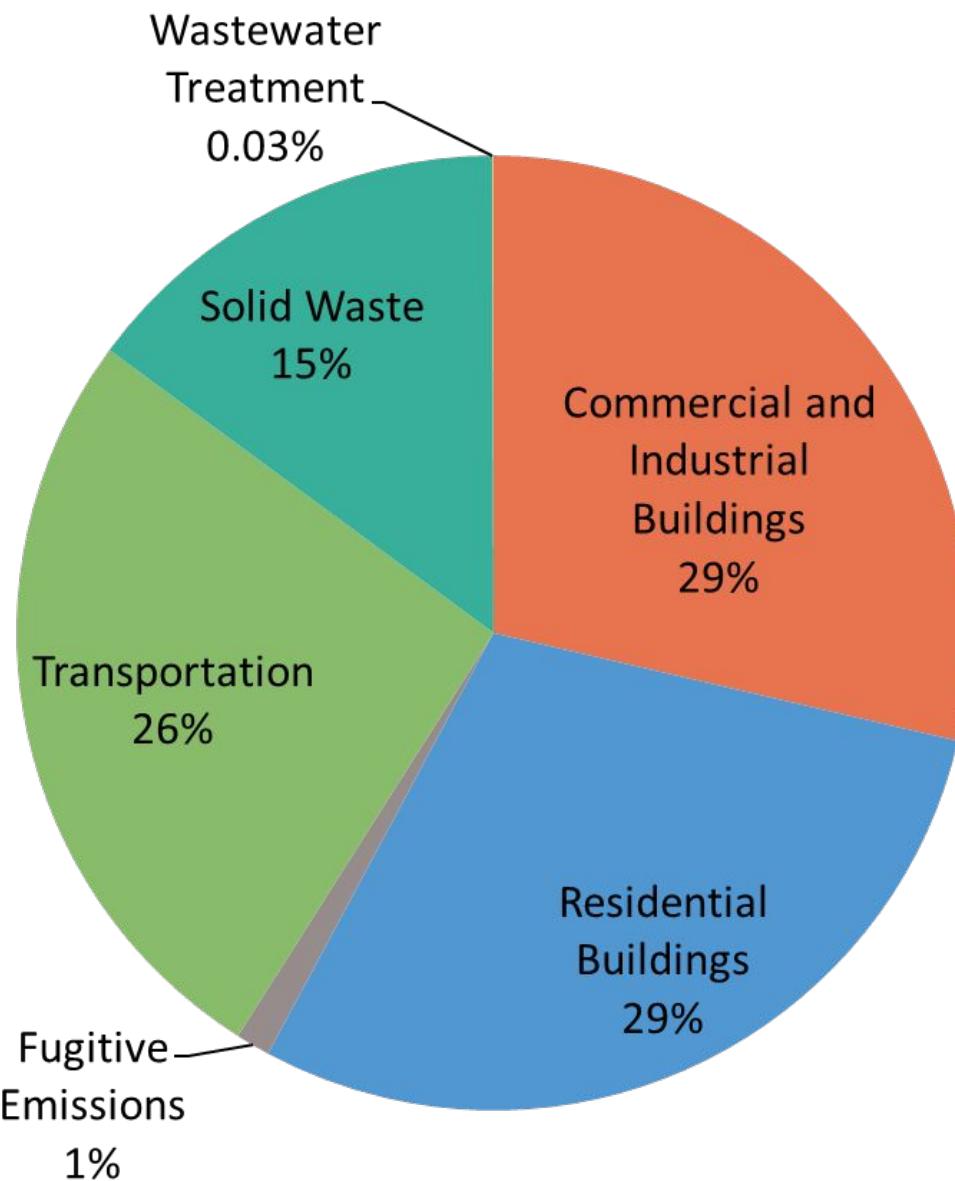
- ❖ Thank you for being present and **engaged!**
- ❖ Please help create an **inclusive**, participatory atmosphere.
- ❖ Engage in respectful, **constructive** dialogue with others.
- ❖ Seek creative solutions that respond to your + others' **interests**.
- ❖ There are no dumb **questions!**
- ❖ For those on **Zoom**, thanks for your patience. Please use the Zoom Chat and Hand Raise functions.
- ❖ Feel free to ask clarifying questions as we go, but please hold other topics or question until our **Discussion** time.



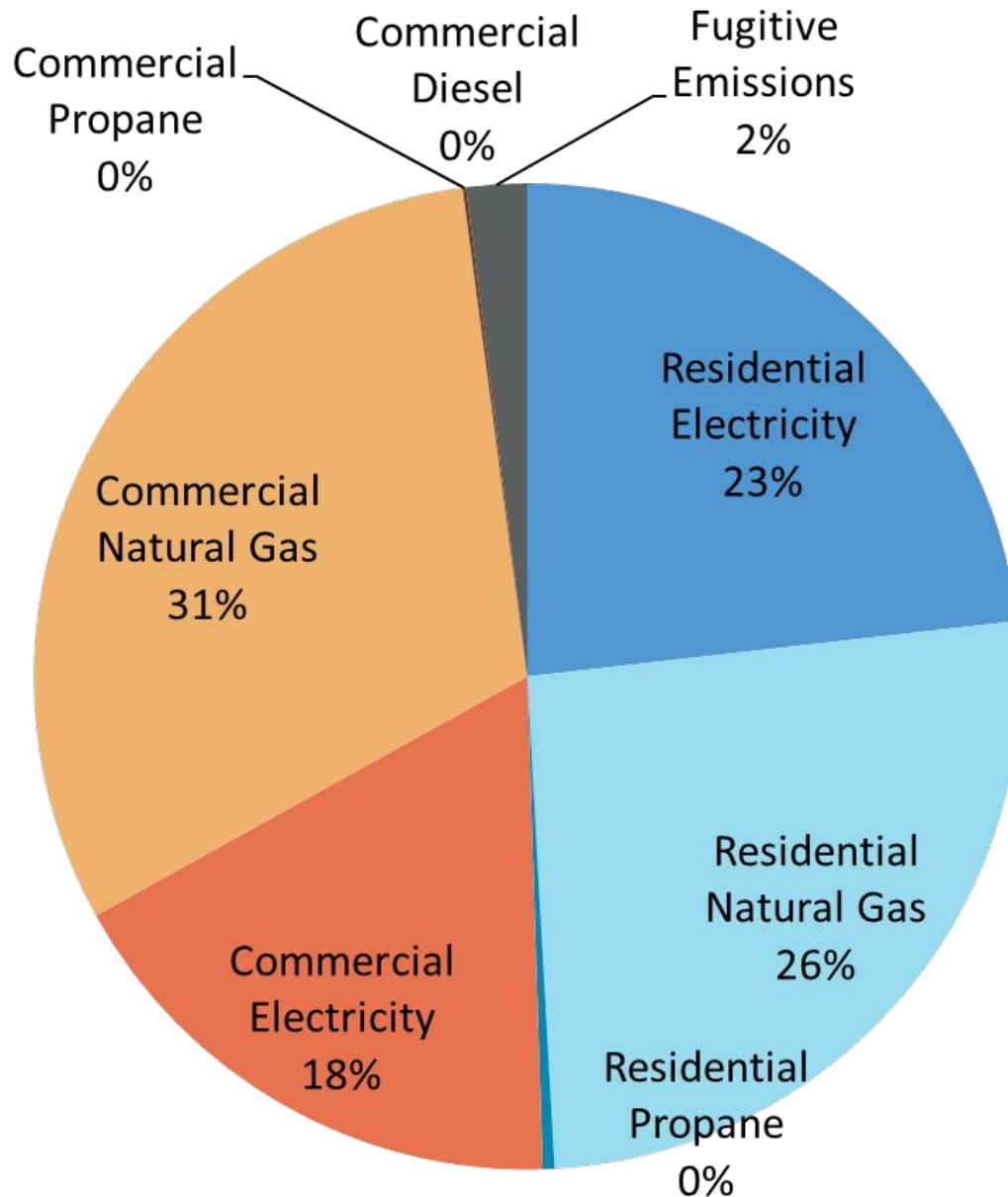
**Goal: To reduce emissions by  
63% by 2030 and 100% by  
2050 compared to 2017 levels.**



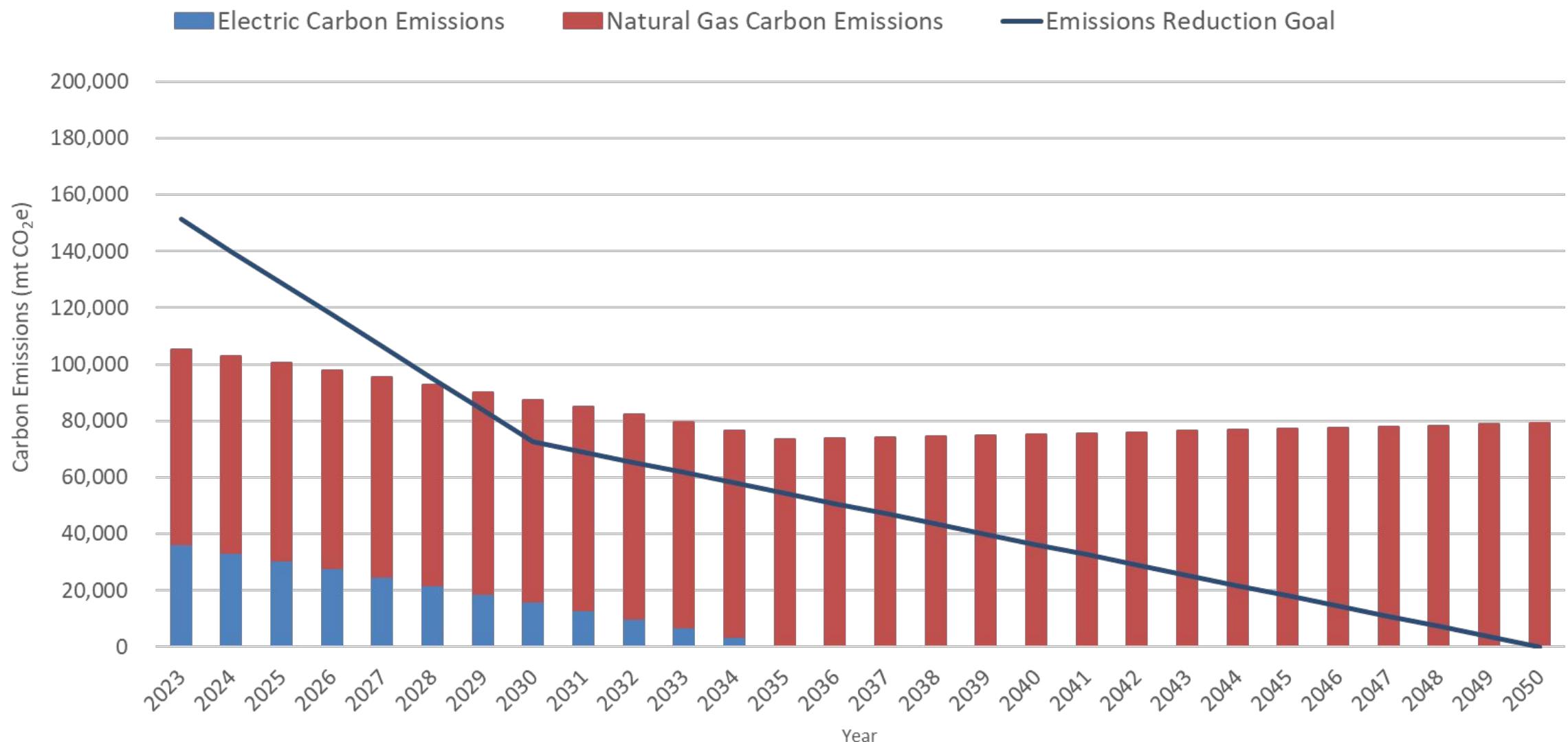
## Emissions by Sector (mt CO2e)



## Stationary Emissions Details (mt CO2e)



# Business as Usual Emissions from Buildings



# **Building IQ will help address GHG emissions from buildings**

**Building IQ**

**Benchmarking**

**Building  
Performance  
Standards**



# Benefits of BPS

- Climate change resilience
- Health and Safety
- Air quality
- Conserve energy
- Economic opportunities
- Workforce development & jobs
- Cost savings
- Equity
- Comfort



# BPS Building Blocks

**Renewable  
Energy**

**Efficiency**

**Beneficial  
Electrification**



# BPS Covered Buildings



# Building Code is a distinct process

## Aspen 2021 Code Adoption: Major Changes

- IBC replaces IRC
- Portions of the Wild Land Urban INterface Code adopted
- Gender neutral betrayal restrooms permissible in the code
- residential energy changes
- expanded REMP
- Commercial Energy Changes
- Incentivize all-electric new construction



# Equity is a key consideration

## EQUITY



Workforce



Cost Burden  
Affordability  
Displacement



BPS Benefits

*Ensure this policy benefits the most vulnerable and lowest income populations while avoiding unintended consequences.*

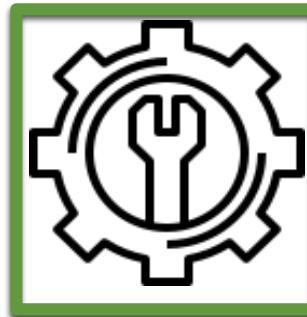


CITY OF ASPEN

# BPS Design Considerations



Funding



Technical Assistance



Incentives



Compliance

# Review of Committee's Scope / Charge

- ❖ **Efficiency** targets + interim deadlines
- ❖ **Electrification** component
- ❖ **Types/sizes** buildings covered
- ❖ Compliance + incentives; other **support**
- ❖ **Equity** – providing benefits, avoiding unintended consequences
- ❖ **Workforce** training + jobs





# COMMITTEE QUESTIONS / THOUGHTS?



# What principles should guide our process?



Retrain  
Job Creation  
Multiple Pathways  
First Costs  
Bigest Challenge  
Contractor Training  
Under Resourced  
Efficiency  
Attract New Business  
Model Community  
Net Zero Energy  
Health  
Sustainable  
Real Stories  
Responsible  
Job Training  
Effective  
Capital  
Cost-Effective  
Opportunities  
Natural Gas Transition  
Requirements  
Informed  
Challenge  
Workforce Transition  
Well-Being  
Owner's Focus  
Ventilation  
Climate Impacts  
Goals  
Green City  
Indoor Air Quality  
Landlord/Tenant Rights  
Livable  
Long Term Costs  
Gentrification  
Affordable  
Performance Options  
Workforce Development  
Clean Energy  
Spacing Constraints  
Eager Compliance  
Faster Outcomes  
Tenant Costs  
Feedback Credits  
Carbon Reduction  
People  
Energy Costs  
Owner Costs  
Incentives  
Expectations  
Achievable  
Gradual  
Benefits  
Heating Loads  
Electrify  
Lower Heating/Cooling Costs  
Financial Barriers  
Co-Benefits  
Impact  
Diversity  
Who's Going to Pay  
Building Types  
Displacement  
Simple  
Culture Change  
Solutions  
Gas Industry Workers  
Improving  
Prescriptive Options  
Accelerate  
Fiscally Attainable  
Real Impacts  
Listen  
Trade Offs  
Oil and Gas  
What's Working Elsewhere  
Attract People  
Unfamiliarity  
Supported  
Electrification  
Retrofit  
Labor Gas  
New Jobs  
Education  
Flexibility  
Strategic  
Learning Various Jurisdictions  
Community  
Human Buy-In  
Reinvent  
Help Landlords  
Technologically Feasible  
Peak Demand  
Technology  
COVID-19  
Compliance  
Education  
Technology  
Community  
Technologically Feasible  
Indoor Air Quality  
Landlord/Tenant Rights

# Guiding principles

- Understandable, **achievable** and **enforceable**
- **Support/incentives** (especially for less resourced buildings, e.g., multifamily/HOAs)
- **Flexible/adaptable**, not one-size-fits all
- **Aligned** with other state and local regulations
- Avoid unintended **consequences**, e.g., cost burdens or displacement for those least able to afford it
- Prioritize benefits to **under-resourced** buildings and communities
- Promote learning and community **buy-in**
- Promote good, livable, local **jobs**
- Help develop **workforce**
- **Replicable** throughout the Valley
- **Transparent** conversations about benefits and trade-offs
- Consider nuanced **interplay** between energy efficiency and the grid
- When determining scope, consider energy from **outdoor** heating/single-family homes
- Minimize demolition **waste**
- Focus on both people and environment; **values**-based



# Key Questions in Developing Aspen's BPS

## Energy Efficiency

- ❖ **What buildings** should be covered by the policy, and **when**?
- ❖ What should be the actual energy **performance targets** for covered buildings?
- ❖ How can we accelerate adoption by identifying and mitigating **barriers** to energy efficiency?
- ❖ How do we address the needs of unique buildings? What should **alternate compliance** pathways look like?

## Beneficial Electrification

- ❖ **What buildings** and systems should the policy cover and **when**?
- ❖ What **electrification** policy options should be included in the BPS?
- ❖ How can we accelerate adoption by identifying and mitigating **barriers** to electrification?
- ❖ How do we address the needs of unique buildings? What should **alternate compliance** pathways look like?



# Key Questions in Developing Aspen's BPS (cont.)

## Equity

- ❖ How can we avoid and/or mitigate **unintended consequences** – e.g., increased energy cost burdens, greater housing unaffordability, displacement – for those least able to afford it?
- ❖ What **benefits** can be created, particularly for people, buildings and communities with fewer resources (e.g., good local jobs, economic development, accelerated health benefits)? To **whom/how** should those extend?

## Workforce

- ❖ What **training** and **workforce** supports are needed to effectively implement the BPS (i.e., to transition and operate new, carbon-free building systems)?

## Incentives and Support

- ❖ What **supports** (financial, technical, other) are needed to ensure buildings reach targets?
- ❖ How can support be allocated to prioritize + meet needs of **under-resourced** buildings and communities?
- ❖ How can we ensure we are coordinating additional support with **existing** resources and programs?
- ❖ What else will make **compliance easier** for building owners and managers?



## ACTIVITY – discuss in small groups:

- ❖ What **guiding principles** are particularly important to you (and your peer community)? Are any missing?
- ❖ What **key questions** are likely to be of greatest interest (or concern) to your peer community? Are there others you anticipating coming up?
- ❖ What needs further **clarification** at this point?



# Roles / Expectations of Committee Members

- ❖ Attend all meetings and **participate** in discussions.
- ❖ Come **prepared**, having read materials prior to meetings and responded as needed (surveys or other ‘homework’).
- ❖ Participate in **workgroups** as useful and relevant.
- ❖ Solicit and share input from **peer community**, keeping them informed and bringing their input to Committee meetings.  
(See next slide.)

# Representing the Interests of Your Peer Community

To help ensure the BPS is achievable and supported, local Committee members will be asked to bring the interests of your ‘peer community’ to Committee discussions. I.e.:

- ❖ Ensuring 2-way communications (sharing updates + bringing back input/concerns/ideas)
- ❖ Participate in discussions with the City about what support you need (homework!)
- ❖ Ultimately help lend credibility to the BPS with colleagues, peer communities and City Council

# Roles/Expectations of City Staff and Consultants

- Develop focused **agendas** and **productive meetings**.
- **Circulate** materials at least **one week** before Committee meetings.
- **Post** meeting summaries at aspen.gov/1245/Building-IQ.
- Provide opportunities for broader **public input** following the Committee process.
- Provide resources to empower Committee members to solicit input from **peer community**
- Develop **regulatory language** based on input from Stakeholders.

# How Will the Committee's Input Be Captured?

- ❖ The Committee's input will be considered by City staff and summarized in a **staff report** to City Council.
- ❖ The Report will highlight key **themes**, areas of strong Committee **support** and/or agreement, as well as **areas of concern** and/or divergence of opinion.
- ❖ The greater the level of Committee support, the **stronger** a particular proposal to City Council is likely to be.



# Draft Work Plan

|  |   |
|--|---|
| <b>Meeting 1</b><br><b>January 24th</b>  | Introductions and scope   |
| <b>Meeting 2</b><br><b>February 28th</b> | Covered buildings<br>Energy efficiency targets<br>Supports needed<br>Workforce<br>Discuss workgroup formation |
| <b>Meeting 3</b><br><b>March 21st</b>    | Beneficial electrification policy options<br>Alternate compliance<br>Workforce<br>Supports needed             |
| <b>Meeting 4</b><br><b>April, TBD</b>    | Costs and funding, equity focus<br>Compliance<br>Workforce<br>Supports needed                                 |
| <b>Meeting 5</b><br><b>May, TBD</b>      | Synthesize recommendations  |



# NEXT MEETING (BY ZOOM)

**February 28, 2023 @ 12:00-2:30pm**

## TOPICS:

- ❖ Which **buildings** are covered by the BPS
- ❖ Energy **efficiency** – interim targets + alternative compliance options
- ❖ Begin discussing **incentives / support** needed for buildings to be able to comply
- ❖ Begin to discuss **workforce** needs
- ❖ Discuss potential **work groups**

## HOMEWORK:

- ❖ How do you communicate with your peer community? **Due Feb. 14th**



# Final QUESTIONS / THOUGHTS?

