



CITY OF ASPEN

# **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
	Matthew Gillen, Aspen Pitkin County Housing Authority (APCHA)
	Jimmy Marcus, M Dev Co
	Kym Ryan, M&W Properties
	Benjamin Wolff, Frias Property Managers
<b>Building Tech</b>	August Hasz, REG
	Joshua Kace, Lawrence Berkeley National Laboratory
	Ben Levenson, Asset, City of Aspen
	Bob Narracci, Zoning, City of Aspen
	Mary Oliver, Design Workshop
	Dave Rybak, Rybak Architecture & Development, P.C.
	Derek Skalko, Historic Preservation, 1 Friday Designs
	Nick Thompson, Buildings, City of Aspen

<b>Environment/ Clean Energy/ Sustainability</b>	Christine Brinker, Southwest Energy Efficiency Project (SWEEP)
	Ryland French, Community Office for Resource Efficiency (CORE)
	Luke Ilderton, Energy Outreach Colorado
	CJ Oliver, Environmental Health & Sustainability, City of Aspen
	Amanda Poindexter, United States Green Building Council (USGBC)
<b>Utilities</b>	Erin Sherman, Rocky Mountain Institute (RMI)
	Ben Silverman, Institute for Market Transformation (IMT)
	Jason Auslander, Black Hills Energy
<b>Public Participation / City Governance Counsel</b>	Justin Forman, City of Aspen Utilities
	Kyle Lord, Holy Cross Energy
<b>Public Participation / City Governance Counsel</b>	Carolyn Sackariason, City of Aspen

# Introductions: Support Staff

<b>Stakeholder Committee City Staff</b>	Clare McLaughlin, Sustainability Administrator Lauran Garcia, Sustainability Intern Tessa Schreiner, Sustainability Manager
<b>Stakeholder Committee Consultants</b>	Laura Dyas, Technical Consultant, Group14 Engineering (Group14) 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**





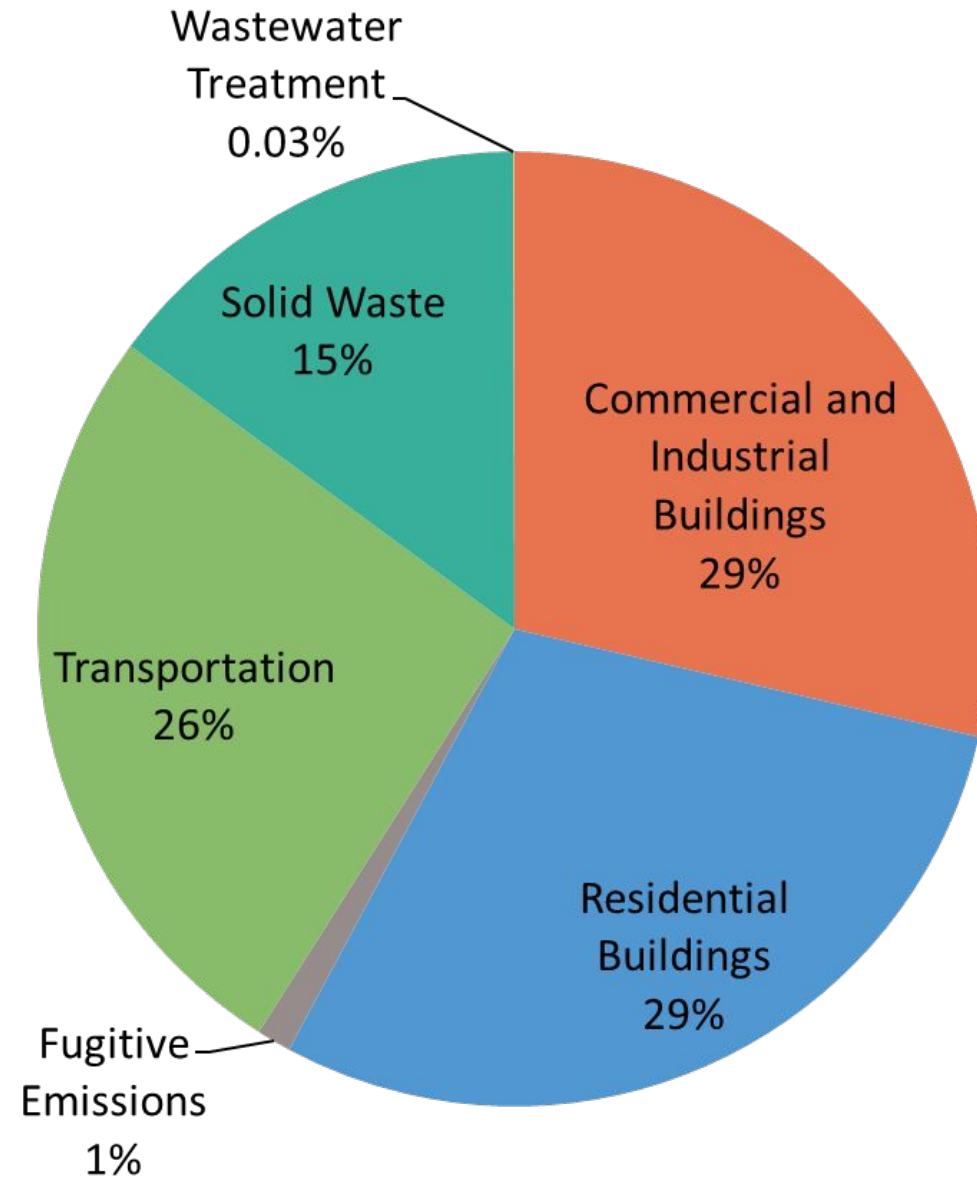
# Meeting Participation / Agreements

- ❖ 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.**

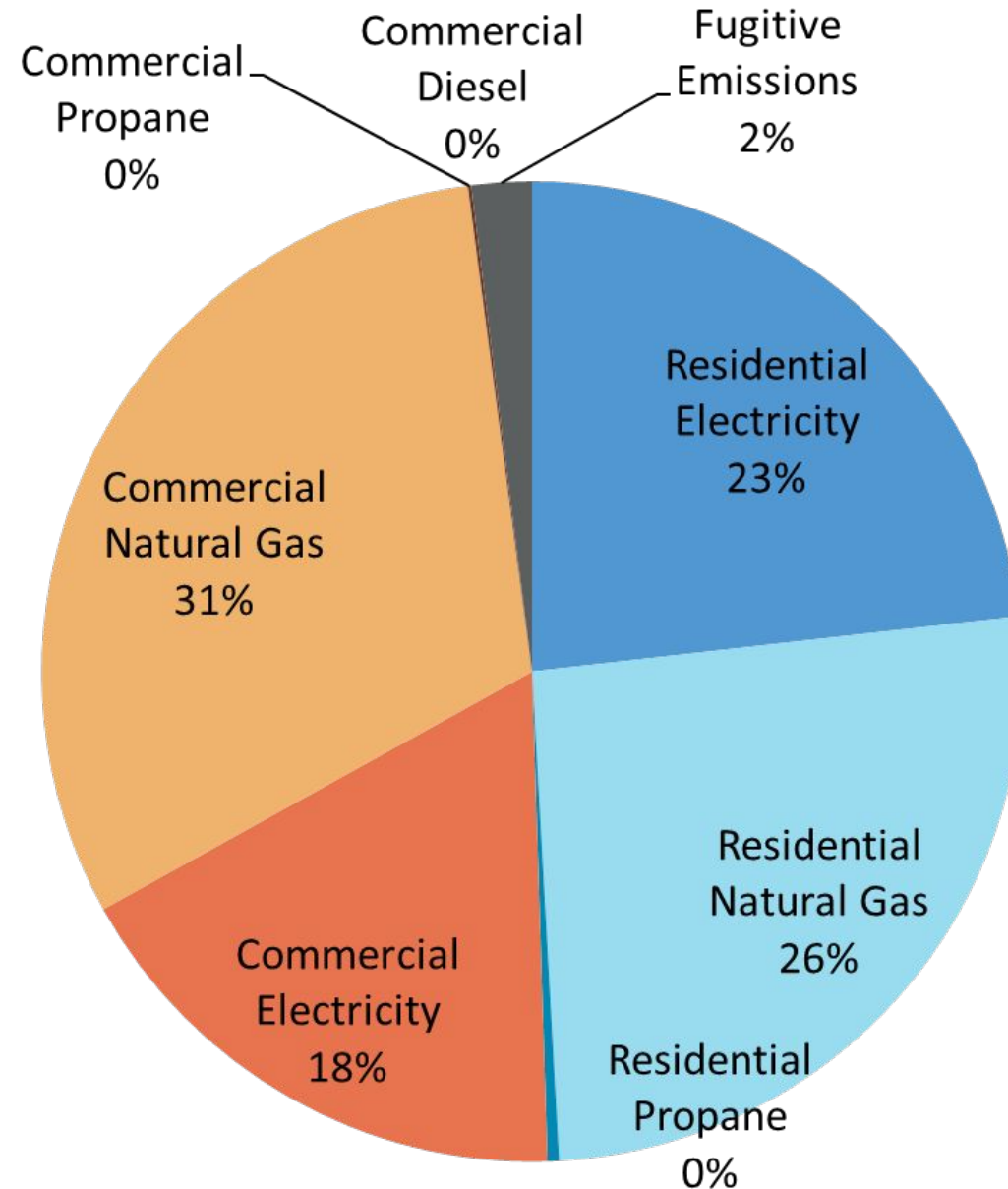


# Emissions by Sector (mt CO2e)

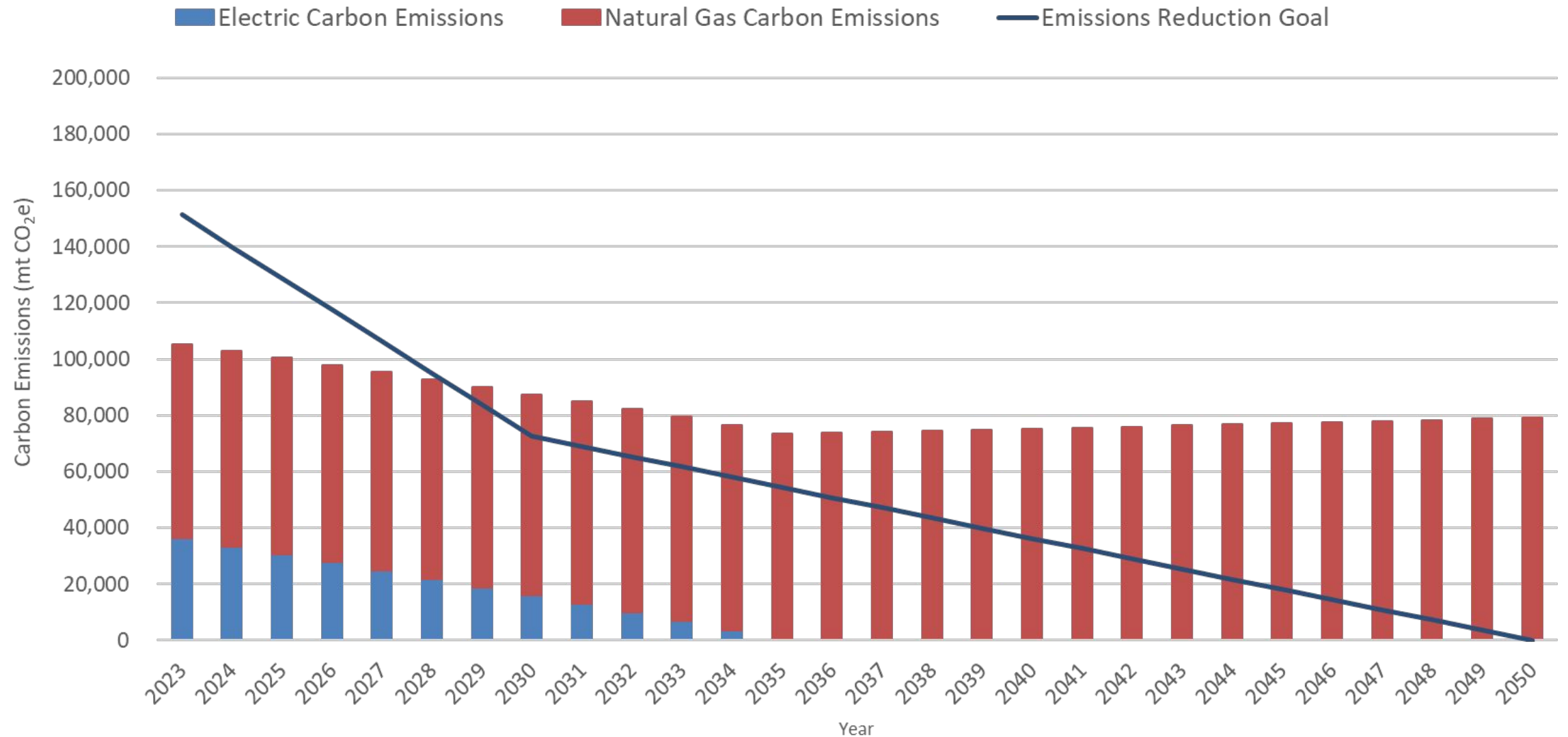




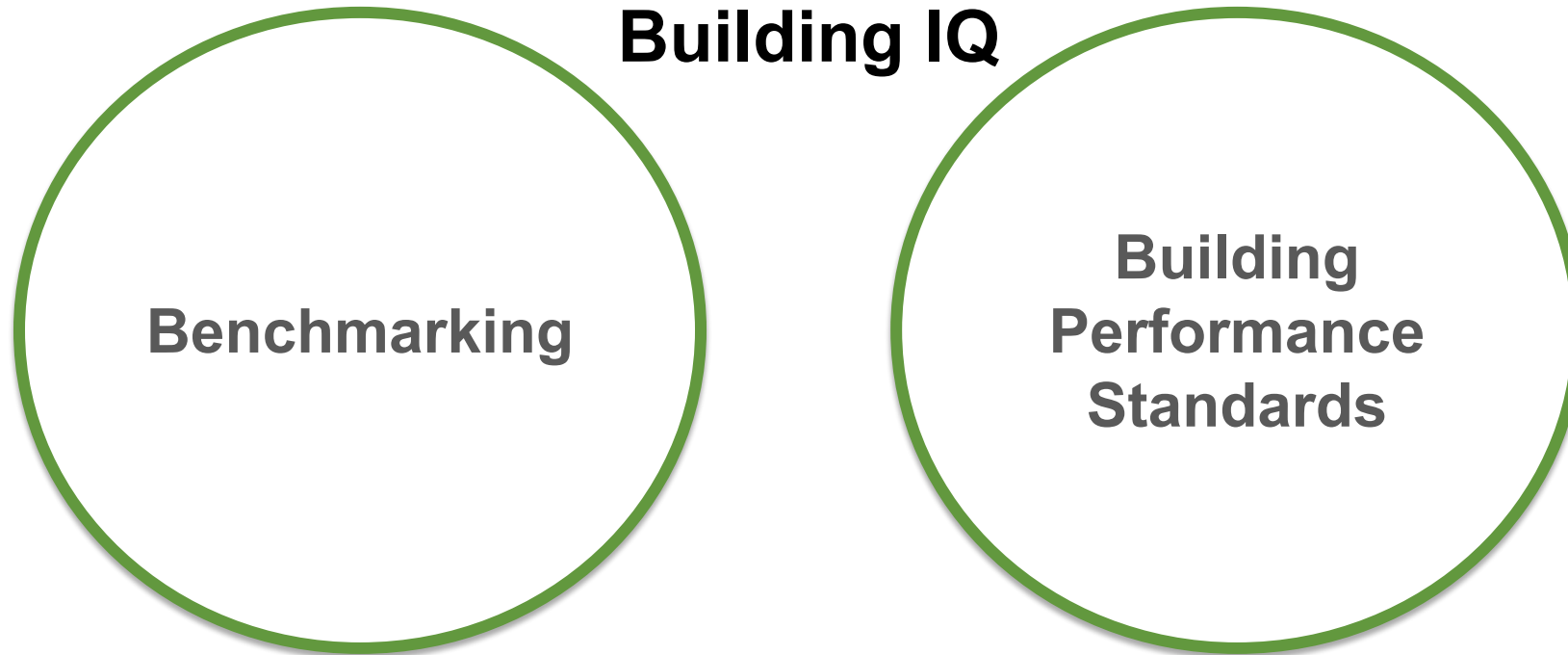
# Stationary Emissions Details (mt CO2e)



# Business as Usual Emissions from Buildings



# Building IQ will help address GHG emissions from buildings



# 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.*

# 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?







# 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](https://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> <b>January 24th</b>	Introductions and scope
<b>Meeting 2</b> <b>February 28th</b>	Covered buildings Energy efficiency targets Supports needed Workforce Discuss workgroup formation
<b>Meeting 3</b> <b>March 21st</b>	Beneficial electrification policy options Alternate compliance Workforce Supports needed
<b>Meeting 4</b> <b>April, TBD</b>	Costs and funding, equity focus Compliance Workforce Supports needed
<b>Meeting 5</b> <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?