

**CITY OF BOULDER, COLORADO
BOARDS AND COMMISSIONS
MEETING SUMMARY**

NAME OF BOARD/COMMISSION: Environmental Advisory Board

DATE OF MEETING: June 7, 2023

NAME/TELEPHONE OF PERSON PREPARING SUMMARY:

Heather Sandine, 303-441-4390

NAMES OF MEMBERS, STAFF AND INVITED GUESTS:

Environmental Advisory Board Members Present: Hernan Villanueva, Amanda Groziak, Alex Bothwell, Brook Brockett

Environmental Advisory Board Members Absent: Mike SanClements

City Staff Members Present: Carolyn Elam, Josh Hanson, Edward Stafford, Rob Adriaens, Heather Sandine

1. CALL TO ORDER

H. Villanueva declared a quorum and called the meeting to order at **6:03 PM**.

H. Sandine reviewed the meeting protocols.

2. APPROVAL OF MINUTES

On a motion by **H. Villanueva**, seconded by **A. Groziak**, the Environmental Advisory Board (EAB) approved the May 3, 2023 meeting minutes as amended.

3. PUBLIC PARTICIPATION

A. **Lynn Segal** spoke about the need for coordination between EAB, Housing Advisory Board and Planning Board to create housing that accommodates more people naturally. She recommends allocating 500 square feet per person with shared appliances.

B. **Karen Hollweg** asked to speak after the presentation about the Energy Code updates. Noting the board's bylaws, **H. Villanueva** recommended she email the board and return for public comment when CoBECC is scheduled to return to EAB.

4. DISCUSSION ITEMS

A. Introduction to the 2024 City of Boulder Energy Conservation Code (CoBECC) Development Project

i. Overview

- **J. Hanson** introduced the team and provided information about the city's emissions reductions goals and the history of the energy codes, including one for residential and one for commercial buildings. Multi-family homes are included in commercial building energy codes.
- Project timeline: The process of updating the code will be presented to Planning Board (PB) and EAB for input. It will then be presented City Council at the June 22 Study Session. Stakeholder Engagement will occur at a time to be determined. First public reading is intended to be in November.

- There are five areas of focus being prioritized in the code update, each listed below:
 - Part 1 – Performance Target updates. There are six current categories of building types that must meet targets. Staff recommends adding three additional types: hospital, retail, and small hotel.
 - Part 2 - DOE Zero Energy Ready Home Option. This program provides an alternative for residential energy code compliance. Homes completing this program will receive ENERGYSTAR® New Homes v 3.2 and EPA Indoor airPLUS® certification. Homes will be required to meet 2021 IECC envelope requirements, have ENERGYSTAR® windows installed, include the HVAC system within the building’s thermal envelope, be solar, electric vehicle and heat pump/water/space heating ready. Incentives are available.
 - Part 3 – Electrification. New construction and level 4 alterations will require all-electric space/water heating and be electric-ready for other appliances. Electric vehicle (EV) charging requirements and electric bike charging for multi-family housing will be considered.
 - Part 4 - 100% Solar Offset of Natural Gas. The code currently requires 100% offset for any fossil fuels used to heat things outside of the home. The proposed code updates would provide more guidance for residential buildings. Commercial buildings would be required to use solar to offset 5% of their energy use. Mixed-fuel buildings would be required to offset 100% of natural gas use.
 - Part 5 Embodied Carbon Reduction – Recommended reduction related to some construction materials.
- Questions for the board:
 1. *Does the board agree on the proposed areas of focus for the 2024 CoBECC?*
 2. *Does the board see any other areas of focus that should be included?*
 3. *Does the board have any recommendations on community engagement strategies for this project?*
- ii. Clarifying Questions and Discussion
 - **A. Bothwell** asked if transportation is within the scope of this code. She wanted to know how many buildings were under 3,000 square feet and if accessory dwelling units could use natural gas. She requested more information about the exception for commercial kitchens.
 - **J. Hanson** responded the code is focused on buildings. The city does want to address the other areas, but this is just one strategy towards the overall goals.
 - **C. Elam** added that buildings are still responsible for two-thirds of the community’s emissions. Staff does consider the nexus between buildings and transportation habits. For example, we don’t want people carrying bikes up three flights of stairs and therefore less willing to ride bikes. Almost all new construction is 3,000 sq feet or more and over half are more than 5,000 square feet. If an accessory dwelling unit is detached it would have its own energy score separate from the main building, but both buildings would share the same gas meter.
 - **J. Hanson** said that commercial kitchens may not be prepared to convert to all electric service and appliances.

- **C. Elam** added that other buildings, such as hospitals and labs, may also not be ready to transition to all electric.
- **B. Brockett** asked why a 5% reduction requirement was chosen for commercial buildings. She wondered how much of the cost of the EnergyStar program is the homeowner's burden and if households with lower incomes can afford the program even with incentives. She asked if it was possible to increase the number of EV charging spaces required for commercial buildings.
- **J. Hanson** responded that staff chose the 5% number as a minimum requirement and that it is common for the offset to be 20-30%. For the programs, EnergyStar is \$1,000 and Zero Energy Ready is \$5,000. For multi-family properties the cost per unit is \$500 for EnergyStar and \$1,000 for Zero Energy Ready. Consultants will look deeper into the affordability for households with low income. Staff can explore requiring more EV charging spaces.
- **C. Elam** added that installing conduit for the EV would remove one of the key barriers to more being installed and will advocate for this at a minimum.
- **H. Villanueva** asked if the energy code requirements differ for houses of varying sizes and why staff does not require everyone to meet the same standards. He also wanted to know if exemptions would be extended to residential buildings. He said that gas is more reliable than electricity and some folks may want that option.
- **J. Hanson** clarified that the Zero Energy Ready codes are different from the city's codes.
- **C. Elam** added that our current code is outcome based. It leaves flexibility to the designer on to achieve the requirements set forth in the code. The certification programs outline a prescribed way to meet those outcomes. She said that electricity in urban areas should be very reliable. Stakeholders should push for high reliability.
- **A. Bothwell** asked if the codes can address embodied carbon. She wanted to know if there is a way to consider non-homeowners' needs in the code update.
- **E. Stafford** said that will be part of the program. We need to use caution so not to indicate preference for a specific vendor. Construction requirements do not consider whether a building is owner-occupied or rented. There are separate requirements (SmartRegs) for rental units.

iii. Discussion

- **A. Bothwell** asked what engagement is currently being done. She agreed with the areas of focus and had no recommendations to add to the code or engagement.
- **C. Elam** responded there is not usually community engagement on this topic. Staff does engage with stakeholders such as builders and affordable housing communities. Staff hears about challenges from community members.
- **A. Groziak** said she is excited about the proposed focus areas. She asked if there's anything in the building code about detecting and replacing lead pipes. She also wanted to know about requiring hospitals to meet the code requirements.
- **E. Stafford** said lead pipes are a separate project. The city is replacing lead pipe outside of buildings. Building code would allow existing homes with lead to not

meet the requirements.

- **R. Adriaens** added that hospitals specifically have different requirements that are higher than city building code requirements. There is a path to building efficiency for hospitals and they must meet state building requirements.
- **A. Groziak** asked if city staff can incentivize builders to orient houses south to improve passivity.
- **J. Hanson** responded that the city can incentivize buildings to make thoughtful design decisions.
- **B. Brockett** emphasized that she would like to see more EV parking requirements and more restrictions on commercial buildings. She would like to see more incentives offered to offset the costs of major improvements.
- **H. Villanueva** asked what the percentage of EVs is in Boulder. The number of EV chargers required should match the number driven. He would like to see other offset options for houses that cannot have solar. He thinks engagement should focus on builders, contractors and homeowners' associations.
- **C. Elam** agreed and added that the number required should match the number of expected EVs by a certain date. Businesses should be prepared to meet that level of demand.

5. OLD BUSINESS/UPDATES

None

6. MATTERS FROM THE ENVIRONMENTAL ADVISORY BOARD, CITY MANAGER AND CITY ATTORNEY DEBRIEF MEETING

A. Council Calendar Preview

- **H. Villanueva** asked if the board would like to provide input for any of the upcoming council items as highlighted in the Council Agenda Committee future items.
- The board would like additional information about the items below. After receiving the information, they will determine if they will provide input.
 - University Hill Commercialization – Aug. 10 and 17
 - Affordable commercial program development items – Aug. 10 and 17
 - 2024 Budget SS. - Sept. 14
 - Boulder Junction Land Use Map – Sept. 21.
 - East Boulder FBCS – Sept. 28

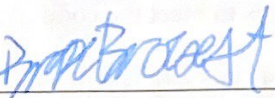
7. DEBRIEF MEETING/CALENDAR CHECK

- ^A The next EAB meeting is scheduled for ~~July 5 at 6 PM~~. On a motion by **H. Villanueva**, seconded by **B. Brockett**, the board moved the upcoming meeting to **July 12**.

8. ADJOURNMENT

The Environmental Advisory Board adjourned at **7:49PM**.

Approved:



7/12/2023

Chair

Date