

**Baltimore Commission on Sustainability
March 27, 2012 Meeting Report**

Date: Tuesday, March 27 2012 from 4-6 pm

Location: Department of Planning Boardroom, 417 E. Fayette St. 8th Floor

Subject: Commission on Sustainability March 2012 General Meeting

In Attendance: (*Commissioners*) – Davis Bookhart, John Ciekot, Dana Cooper, Peter Doo, Ray Ehrlich, Lynn Heller, Brian Knight, Sharon Middleton, John Quinn, Jake Ruppert, Tom Stosur, Ed Whalen

(*Staff*) - Beth Strommen, Alice Kennedy, Abby Cocke, Holly Freishtat

Meeting called to order: 4:04 pm

Topics addressed:

- Minutes approved February 28, 2012 meeting. Tom moves and John Ciekot seconds.
- Staff Report
 - City Schools Sustainability Challenge. 49 schools participating. Successfully raised \$25,000 to meet matching grant from Constellation Energy.
 - BNEC will be appearing on PBS nationally. It airs nationally on April 22, 2012. Locally on WETA on April 28th, and MPT on May 6th. PBS show is “Earth: The Operator’s Manual Energy Quest USA”
 - HAZUS what would happen is sea level rise. See in more detail what vulnerabilities are. Take vulnerability analysis and do an adaptation plan. Also identify more specific strategies.
 - USDA does not have any food deserts noted on their map for Baltimore City. But we know we have food deserts. All cities under consensus that they aren’t fairly represented with USDA in terms of food deserts.
 - Home Grown Baltimore: hired consultant to help write urban agriculture plan using Minneapolis model.
 - Urbanite launched Health Food Challenge
 - April 18th – April 19th Boston US Conference of Mayors Food Policy Task Force
- Housing Department Code Enforcement Division – Katy Byrne
 - Current Project data for Baltimore City Green Building Standards
 - BCGBS
 - 16 building permits issued
 - additional registered
 - LEED
 - 9 silver permits issued
 - 1 Gold issued
 - 3 silver registered
 - 2011-2012 Waivers
 - 4 requested, 0 granted
 - Can’t get waiver to entire standard. Only certain credits
 - What are we doing in house?
 - Training plans review staff and CCE Inspectors
 - Integrate scorecard/plan review/CCE

- Working on our own projects with DGS
 - Internal process for waiver reviews
- Drafting legislation to tweak & refine it more. What is covered under the standards
- Adoption of International Green Construction Code
- General Assembly adopted legislation that any jurisdiction could adopt IGCC
- April 2012 enactment date. What can we do? What changes could be made?
- Davis Bookhart question: code adopted by not mandatory?
- IGCC is overlay to existing building code. Can add overlay they want. Can make more stringent but not less stringent than the code that exists.
- LEED 2012
 - What does this mean for BCGBS?
 - 2 green stars = LEED silver
 - By law will need to update BCGBS
 - Financially difficult to make changes
 - Looked at LEED 2012 it is significantly different with major changes and we will have to change our legislation
 - Need to sit down and think about LEED 2012 and changes to BCGBS.
 - It is hit ground running then there is a problem because we can't hit ground running.
 - Trying to look now or propose legislation that gives us time to revise
- Feedback on BCGBS
 - No negative feedback
 - More people voluntarily come under BCGBS that didn't have to
 - Have a lot of office stock leased to Federal gov't so that is advantageous.
 - How do we work through credit by credit? We help them understand a little bit more and are flexible.
- Davis Bookhart question: concerns about BCGBS pushing people over the border and developers leave?
- Answer: No
- Jake Ruppert: over 10,000 square feet? Options are LEED silver or BCGBS. Is 10,000 still a low threshold? Answer: still the case. Push back at tenant fit out but people are coming in voluntarily.
- United States Green Building Council– Nate Robb
 - USGBC MD is Maryland's foremost coalition for green building and sustainable practices.
 - Guiding Principles
 - In an industry predicted on innovation, the principles provide us with clarity and continuity, while also giving us flexibility to grow and respond to a rapidly changing market.
 - Establish Leadership
 - Promote Triple Bottom Line
 - Reduce the environmental Impact of the Built Environment
 - Maintain Integrity
 - Foster Social Equity
 - Insure Inclusiveness
 - Exhibit Transparency
 - Advocacy – 2012 Highlights
 - Require Energy Labels
 - Empower Maryland to Fund Enhanced Commissioning
 - Cool Roofs and Vegetated Roofs to Reduce Heat Island Effect
 - Solar Panels Should be Exempt from Impervious Limits

- Add Green Building to School Curriculum
- Authorize International Green Construction Code
- Amend Master Plans to be Consistent with LEED-ND
- Maryland Schools & Green Schools Committee
 - 2004 State funding to go to efficient building
 - 2008 High performance building bill required new funded construction to meet LEED Silver
 - 2008 USGBC MD Schools Committee formed as resource to State and Counties
 - Learning new process to design & construct High Performance buildings
 - Looking at tools for existing schools
 - Initial focus on Baltimore City with no new schools since 1980
 - Baltimore City Schools
 - 5-10% reduction in energy loads
 - Energy audit training, lighting, facilities, plug loads, temperature and outreach within school community
 - 40 registered LEED School Projects 2012
 - Upcoming Programs, Events and Education
 - **March 28** BD+C 302: EA Credit 1: Successful Implementation Beyond Baseline Performance: Renewable Energy & EA Credits 1 and 2: Top 5 Strategies to Meet Energy Demand
 - **March 31** Sandtown Habitat for Humanity work day
 - **April 2** Healthy + Health Performance Learning Space: Integrative + Green for Schools
 - **April 4** LEED 251: LEED and the Urban Heat Island Effect
 - **April 5** Sustainable School Construction Workshop, Joppatown High School
 - **April 24** Green Building Tour: St. Paul's Upper School Library
 - Davis Bookhart questions and objects to the USGBC's legislative priority area of solar panels being exempt from stormwater fees
- Climate Action Plan Discussion
 - Peter Doo: not just USGBC moving, whole building industry is moving to increased energy efficiency
 - ASHRAE, USGBC, all moving to stronger standards
 - Lynn: I would like to highlight what Alice said regarding long term thinking. Goal of the CAP to move needle and reduce GHG emissions. Recommendations in the practical context, politics and money. Howard Aylesworth volunteered time to look at big picture questions. How can we really move the needle? Big picture vision ideas - Encourage the group to think long term and are we ambitious enough?
 - Peter: residential important to look at. How to address residential sector of market. NYSERDA landlord tenant program resource.
 - Jake Ruppert: Energy Star – penetration on market. Every organization increasing. ES just mandated update 3.0 surpassed by International Energy Code. 2012 increase. State has uniform code. Where do we educate on behavior change? LEED for Homes doesn't have strong penetration. Mortgages don't account for utilities yet
 - Add provision to Vacant to Values program for energy efficiency standards at time of sale for redeveloped home or lot.
 - Peter: what about addressing financing issue:
 - Davis: financing is a key piece here. PACE broke down because of this. Primary lender not willing to be subsequent to something else.

- Nate Robb: we can't get tenants to pay more money for being in a LEED platinum building vs. a regular building. People just don't believe that the savings are there yet. As a builder developer, making investment have to choose. Educational issue – hopefully it will be solved.
- Katy Byrne: hard to look at IGCC energy thresholds and current residential overlay. All residential constructions. Zero energy building is an automatic 2-star pass but no one has taken that option up.
- Howard Aylesworth: like this conversation. Brought to mind, adaptation issue is financing. Changing the dialogue. What are we already doing? What do we need to do? What do we want house to look like in 2050? 2060? How do we make robust enough to meet goals?
- Geoff: get the 2.8 billion dollars for school construction. Build schools same amount of money but different design and realize 54% savings. Install ethic of sustainability, environment, and energy efficiency in schools system.
- Lynn: what about wind energy? Everyone in city buys into Clean Currents?
- Creating financial incentives to change behavior?
 - Philly trip 22 people
 - Not just City agencies
 - Philly dealing on many levels for a lot longer
 - Striking about Philly, small group Office of Watersheds now has 85 people
 - Dedicated stormwater fee
 - Look at what they are doing for stormwater and vacant lots
 - Nice to have multi city agencies and NGOs seeing examples at same time
 - Still figuring a way to scale in Philly
- Legislation
 - HB987 Stormwater Fee
 - Passed house in amended format
 - Amendments don't change what we can do
 - Only applies to jurisdictions with Phase 1 MS4 permits
 - Have to adopt minimum fee
- Meeting adjourned: 6:03 pm

Upcoming Events:

- Next Commission on Sustainability Meeting: Tuesday, April 24 2012, 4 PM at 417 East Fayette Street, 8th Floor