ENERGY ADVISORY COMMITTEE MEETING REPORT

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| COMMITTEE: | Energy Advisory Committee | DATE & TIME: | March 30, 2023 |
| LOCATION: | Mayor’s 2nd floor Conference Room | RECORDER: | Michael Strauss |

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| ***COMMITTEE MEMBERS*** | ***PRESENT/ABSENT?*** | ***REMOTE?*** |
| Michael Strauss | P |  |
| Molly Ettenborough | P |  |
| William Clary | P |  |
| Manfred Raschke | P |  |
| Samantha Burke | P |  |
| Wendy Wilkerson | P |  |
| Don Walters | P |  |
| Mary Delai | P | R |
| Jeremy Pymento | P |  |
| Chris Davis | A |  |
| Claire Behrens | A |  |
| Phil Smith | P | R |

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| ***OTHER ATTENDEES*** | ***ADDRESS*** |
| Greg Earls | Newburyport |
| Dennis Morrel | Newburyport |
| John Snell | MVPC |
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| ***AGENDA ITEMS*** | ***ACTION TAKEN*** |
| Opt-In Code Discussion with Greg Earls | Building Dept. not taking stand. Doesn’t see opt in code a problem. Building Sub Com should work out a plan to propose this to the city |
| Net 0 Plan John Snell | Electrification will need 2-3 times the power running through the grid as now. Plan:procure renewable energy and chip away at what buildings use. Need a holistic approach to buildings, including grants and incentives. ESCOS could be helpful.EV charger roadmap: MVPC EV charger toolWe’ll need ~192 charging stations by 2030 |
| Sub Coms | MassEnergize ready to go!We have $5000 for proposal development on DOE’s BuildingsUp program. Our proposal “Electrifying Older Homes with Care” |
| City Hall Update |  |
| Other Business |  |
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***DOCUMENTS/EXHIBITS USED AT MEETING:***

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| --- |
| 2023-Commercial-BldgCode-Comparison.xlsx, 2023-Res-BldgCode-Comparison.xlsx, |
| Specialized-Opt-In-Highlights.docx, Stretch and Specialized code Regulation Summary 09222022.pdfNewburyport Community Decarbonization 03\_02\_23.docx, Newburyport EV Charger Roadmap 03\_28\_23.docx |

Meeting Recording Link

<https://us02web.zoom.us/rec/share/G6vWkwiOW85JQwFbdEWY0mf3Nkn89Ei3GvtmOQlLzK8mLzxbqdhGBfG42HRuRsw.RTfbym6HnVzuWiAT>

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Other Notes:

Don’s Comments

- For Greg, what are next steps in his decision making.  Assuming he raises point about some conflict in legislation versus building code authority (I think you two and perhaps Bill have background and irrespective of other municipalities adopting the specialized code) I would ask assuming that is resolved that no issue in adopting specialized code, then what are the basis in his decision making.  Is it strictly financial, mission to be net zero regardless of cost, etc.

-For John Snell presentation is there a copy we can review before the meeting?  will John provide next steps along with schedule and costs to implement.

-I've volunteered for the easy job of solar coach(good for me for volunteering first and taking the easy role-ha,ha) and per their Energize webinar I attended it seems based on other communities experience most interest in heat pumps and weatherization/insulation. Leaving the heavy lifting to Bill and Mike.

-If Nexamp rolls out energy storage a thought on agreement review comes to mind.  One is review T&C's before going to individuals with note this has been reviewed by DW or EAC or ?? with appropriate disclaimer such as each individual should review as they see fit.

-A reminder to Mike as this for some reason is near and dear to my heart.  Please ask Samantha to see how many EV's are in 2024 budget and if any for police then is their money for fast charger.  When I spoke to Samantha on this issue and it's possible I misunderstood, the police department did not buy two EV's because they felt they needed a fast charger.  If this is true and the position is unchanged or assuming the mayor doesn't override, it would seem we need to allocate money for at least one fast charger by police hq. Otherwise Catch 22

-For Molly rough ballpark number-  how much less (or more) is recycling per ton compared to normal trash.

-As aggregation may be reviewed in next 3-6 months, I can volunteer to draft a letter to PUC head asking if the Newburyport approval allows us the flexibility to offer as an option higher renewable content.  You may recall Phil Smith was confident a new application to provide this optionality is needed while Mark felt not needed as other towns have done this under same approval that Newburyport has.  I think we should try to resolve and know one way or other on path forward.  Of course, draft would be reviewed by both of you and Mark (for all I know Mark may know of another community has made similar inquiry and we can use) before eventual signature by Mayor.

- Kim Turner is probably project manager for lighting program

BuildingsUp award and planning

UMASS program on Water and Wastewater plants: evaluate for efficiencies.

LED Lights for Downtown

New Commissioners of DPU Jamie Van Nostrand, a law professor and clean energy advocate from West Virginia and Staci Rubin, a Boston-based environmental justice specialist at the Conservation Law Foundation

Stretch code:

Time line: phase in from July 1 2023 to June 30 2024

DOER recommends at least a 6 month phase in of Opt in starting on Jan 1 or July 1.

The Specialized Code adopts a definition of Net-zero Building as follows:

A building which is consistent with achievement of MA 2050 net zero emissions, through a combination of highly energy efficient design together with being an all-electric or Zero Energy Building, or where fossil fuels are utilized, a building fully pre-wired for future electrification.

Summary:

All homes:

1. Must have wiring to parking and panel capacity sufficient for EVs: 1 space/unit or 20% of spaces for large multiunit

Homes using fossil fuel:

1. Have higher efficiency/insulation standards HERS/Passive House
2. Must have solar
3. Must have electrical service sufficient to upgrade all HVAC and appliances to electric along with prewiring.

Homes that are all electric

1. Less strict standard for efficiency/insulation
2. Solar ready

For Rehabs, exemption for historic properties.

Historic Buildings (R501.6)

The Stretch Code will maintain R501.6 from Base Code: Provisions of this code relating to the construction, repair, alteration, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings provided that a report has been submitted to the code official and signed by the owner, a registered design professional, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building.

For the Passive House pathway, the Specialized Code adds a requirement to net out energy use on an annual basis with renewable energy. The Specialized Code excludes contracts for Renewable Energy Credits (RECs) or off-site Renewable Energy Sources which are otherwise allowed under the Phius ZERO certification.

SECTION R502 ADDITIONS.

R502.1 Revise Subsection R502.2 by replacing the third and fourth sentence as follows:

An addition shall be deemed to comply with this code where the addition alone complies, where the existing building and addition comply with this code as a single building, or where the

building with the addition achieves a certified HERS rating in accordance with Table R406.5.

Additions shall be in accordance with Section R502.1.1, R502.2 or R502.3.

R502.1.1 Add Subsection R502.1.1 as follows:

R502.1.1 Large additions. Additions to a dwelling unit exceeding 1,000 sq ft or exceeding 100% of the existing conditioned floor area, shall require the dwelling unit to comply with the maximum HERS ratings for alterations, additions or change of use shown in TABLE R406.5.

Level 3 Alterations (over 50% of the home is renovated and reconfigured) as defined in the International Existing Building Code (IEBC 2021) must meet the HERS requirements in Table 1 above. Level 1 and Level 2 alterations will continue to follow the Base Energy

Code.

Average home in MA 1800sqft

Cost of construction in MA $280-$350/sqft

Topics for State Reps:

1. Aggregation and Community solar, why is combining them being held up?
2. Solar on Commuter Rail Platform and lots. We were told ~10yrs ago a system wide plan was in the works. Where is it? Can NBPT be a pilot: utility line crosses it, lots under utilized, next to ~180 units of housing and an industrial park.
3. Graf Rink, under DCR control. Why no solar on roof and parking lots?
4. Commuter parking lot, old C&J, what will it be?
5. GHG accounting. State does macro accounting. Each town is on their own. MPCC has tool. Can state annually just provide each town with the GHG info they have. EG vehicles: all vehicles registered in a town or zipcode, with mileage info (from epa) and miles traveled (from inspection data).

For new homes maybe extra $150K on a $1.7-2MM but can pay for itself

Fire places required by HERS rating. In general requires HERS Rating.

John Snell, Draft report #3

 Grants for schools, DOE

DOE and DOER will be partners

Electric will need to be ~2X from now maybe larger.

ISONE worst case is 3X

Easiest would be to procure renewable energy and chip away at what buildings need to do.

Really beyond low hanging fruit and need a holistic approach. Therefore need a bunch of $$ grants, incentives, to make it work. So Escos can still be effective.

For Schools, do community wide solar carve out demand management. This needs higher level than just putting in a system.

EV charger roadmap

Streetlight combinations.

MVPC EV charger tool.

We need 192 charging stations by 2030

Company owned by shell (Ubercity?) decorative street light/ev charger combo in England

MassEnergize Ready to go! Get link on city website