



Meeting Agenda

MEETING PURPOSE		Monthly Maryland Green Building Council Meeting					
MEETING DATE		March 20, 2025					
MEETING TIME		10:30 AM to 12:00 PM					
VIRTUAL MEETING		Google: meet.google.com/ocp-upjg-qtj (US) +1 530-994-2092 PIN: 734 095 806#					
MEETING NUMBER		2025-03					
ATTENDEES		Quorum = 9					
<i>COUNCIL APPOINTEE</i>		<i>AGENCY MEMBER OR DESIGNEE</i>				<i>REGULAR PARTICIPANTS</i>	
Paul Clary (5/31/2025) (seat 1)	P	Stephanie Tuckfield (DNR)	A	David St. Jean (DGS)	P	Martha Shrader (USM)	P
Krystal O’Hara (5/31/2025) (seat 2)	A	Ashley Van Stone (MDE)	P	Bill Hersch (MDP)	P		
Ben Roush - Chair (5/31/2025) (seat 3)	P	Mark Beck (USM)	P	Eddie Lukemire (MDOT)	P	Atif Chaudhry, Secretary (DGS)	
Ryan Schwabenbauer (5/31/2026) (seat 4)	P	Alex Donahue (IAC)	P	Chris Russell (MEA)	A		
Marisa Britton (5/31/2025) (seat 5)	P	Ted Walsh (DBM)	P	Robert Emard (LABOR)	P		
Michael Daly (5/31/2026) (seat 6)	P					(Refer to meeting record for others)	

	Agenda Item	Discussion	Time
1	Call to Order	Greetings - All attendees please sign in using the chat box.	10:30 AM
2	Meeting Record	Motion: approve prior Meeting Record Discussion: Adjustments? Vote: Approval or Table	
4	Old Business	Update to the HPGBP is routing for DGS/DBM signatures. Updates to the GBC webpages – Meeting schedule and links to the minutes.	10:35
5	Ongoing New Business	<p>Possible further additions to the GBC webpages:</p> <ul style="list-style-type: none"> • Waiver requests and decisions. • Project submittals including (NTP??) annual progress report and completion form (insert language into the HPGBP to require a completed project to submit a completion form developed by the Council). <p>Other items?</p> <ul style="list-style-type: none"> • Previous versions of the Program and when they were in effect. • FAQ page. • Annual reports. • GWP of concrete. • GP Committee page. 	10:45



Meeting Agenda

6	New Business	<ul style="list-style-type: none"> • Additional updates to the HPGBP. <ul style="list-style-type: none"> ○ Plan for an annual update to the Program by November 30th each year. ○ Create a list of possible additions/changes to the Program. ○ Establish working groups as needed. 	11:10
7	Announcements and Updates (Members)	Good and welfare	11:55
9	Adjourn		12:00 PM

Meeting Highlights:

- Website update-
 - Need old Annual Reports and any other project documents such as completion reports – please send to David.
 - Alex will send code references pertaining to public schools.
 - David will create fillable forms for building owners to submit project status reports.
 - Ryan recommends providing a list of all projects funded for design and construction.
 - See the attachment for a draft view of the website.
- We need to draft a 2024 Annual Report. David will check to see if one was being drafted.
- Review of HB49 – BEPS amendments.
- Rundown of suggested additions to the next Program update.
- **The Council voted affirmatively to establish working groups for LEED V-5 and IGCC to develop recommendations for amending and adopting.**
 - **The Chair will send a request looking for participants to form subcommittees.**



Meeting Agenda

TRANSCRIPT:

Maryland Green Building Council Virtual Meeting - 2025/03/20 10:22 EDT - Transcript

Attendees

+1 443-***-**79, Aaron Fisher, Alex Donahue -IAC-, Alex Donahue -IAC-'s Presentation, Ashley Vanstone -MDE-, Ben Roush, Ben Roush's Presentation, Bill Hersch -MDP-, Candace Ward -DGS-, Christopher Sidwa, David Hollens, David St.Jean -DGS-, David St.Jean -DGS-'s Presentation, Edward Lukemire, Fireflies.ai Notetaker David S, Gracie T, Kim Pezza, Maria Prawirodihardjo -MSDE-, Marisa Britton, Mark Beck, Martha Shrader, Mary Stevenson, Michael Daly, Michael's Notetaker, NaShona Kess -DGS-, Paul Clary, read.ai meeting notes, Rob Emard -LABOR-, Ryan Schwabenbauer, Scott Moore -DGS-, Sustainable Design Consulting, Ted Walsh -DBM-, TienP, Victoria Nellis -DGS-

Transcript

David St.Jean -DGS-: Yeah,...

Ben Roush: All righty.

Ben Roush: David, I guess let's pull up the agenda.

David St.Jean -DGS-: getting to it. And sorry, I ran from one meeting to another. So, I was updating our quarterly meeting this morning on our DGS decarbonization policy,...

David St.Jean -DGS-: which is I think the project managers are very interested in, let's put it that way,

Ben Roush: Mh All right.

Ben Roush: So, let's just go checking down this. Paul Crystal is not signed in it's not here Back to the chat. Ryan signed in. Yep, there. Marissa signed in. I did not see Is Michael on the call? Maybe I missed. Okay.

Ben Roush: I do not see Stephanie. Yeah, if Mark is here, Eddie is here, Alex is here, Ted is here, Bill Hirsh. Yeah, Bill is here. And let's see.

Ben Roush: Chris did not see and Robert is here.

Ashley Vanstone -MDE-: Ashley's here.

Ben Roush: All right, let's go see if Ashley and Stephanie are yeah. There you are. You're signed in. It's down to the bottom. All right. Perfect. We're doing great.

David St.Jean -DGS-: Is anyone here who's not more present on this sheet?



Meeting Agenda

Ben Roush: Martha's here.

David St.Jean -DGS-: Mark's here.

Ben Roush: Okay, think we got that.

David St.Jean -DGS-: All right.

Ben Roush: So first thing on the agenda, an easy one, a vote to approve the prior, meeting record. That was in your email as well,...

Ben Roush: right, David? Am I remembering that?

David St.Jean -DGS-: Yeah, I mean basically we're sending a transcript...

David St.Jean -DGS-: which is I mean hard not to approve a transcript. It is exactly what was said. So I move that we approve our prior meetings record.

Ben Roush: Right. ...

Ryan Schwabenbauer: I'll second that.

Ben Roush: we have to do this as a motion and a second. Would anybody like to make Any discussion? As we're supposed to. All right. Great. can we do a simple show of hands? Just like your reaction, right? raise a hand.

Marisa Britton: Sorry, didn't mean to do that. trying to read I didn't mean Yeah,...

David St.Jean -DGS-: What are we reacting to?

David St.Jean -DGS-: Sorry.

Ben Roush: Approving the meetings minutes. what's funny? I don't know how to raise my hand on Google. I've got no idea.

Marisa Britton: that's what I was trying to find. I found It's at the very bottom. instead of a reaction, it's just the hand.

Ben Roush: There it is. Yeah. So, if you did a thumb, please go two to the right and raise your hand so we actually have a chance to count.

Alex Donahue -IAC-: Actually, the hand you want is black and white.

Ben Roush: So, yeah. Right.

David St.Jean -DGS-: Michael Daly is here now.

Ben Roush: All right, That is a majority even. We're doing fine. All right, everybody lower your hand. Thank you. we're gonna try and use technology to our advantage so we don't have to do a vocal roll call for these. all right, let's dive into old business. So the program that we voted on in the last meeting is routing right now. That takes a minute. in some cases in past years it has set on a secretar's desk for up to a few months. And I know David, you're pushing for a lot faster than that.



Meeting Agenda

00:05:00

David St.Jean -DGS-: Yeah, I think DGS will sign it. If not today,...

David St.Jean -DGS-: then tomorrow. Yes. So,...

Ben Roush: Yeah. ...

Ben Roush: you want to talk about the web page? if you haven't visited, everybody take a moment and visit the web page.

David St.Jean -DGS-: I think Vicki, are you on the call?

Victoria Nellis -DGS-: Are you sure?

David St.Jean -DGS-: Good morning. So, Vicki chairs the green purchasing committee for DJs and she has been graciously helping me out with some of the website updates.

David St.Jean -DGS-: I don't know is it worth I'm not sure if we want to share your screen or not and go to the page so we can look at maybe that's useful if you can do that.

Ben Roush: I just put a link in the chat...

Ben Roush: if people want to click over there.

David St.Jean -DGS-: Okay. Maybe that's just as well.

Ben Roush: Yeah. That way we don't have to go away from this

David St.Jean -DGS-: So Vicki has let me go there to remind myself what's on there. Yep.

Ben Roush: The big change is the information banner on the right that will have me meetings has a link to the past annual reports...

Ben Roush: which we'll talk about in a minute. laws and regulations. Basically, the same packet that we got when David stepped in that that said,...

Ben Roush: here's what enacts the council

David St.Jean -DGS-: And any legislation that comes up over time can be put under that heading.

David St.Jean -DGS-: And I think the bird safe building requirement link will probably get put in under laws and...

David St.Jean -DGS-: regulations as So I guess we sort of started this I think the meetings link in particular I think is much more useful than...

Ben Roush: The only thing I see missing here that didn't get added is a yet and...

David St.Jean -DGS-: what we've had in the past with the date is a link to the actual meeting with the phone number as well and then obviously the agenda will turn into the meetings turn into the minutes after the meeting.

David St.Jean -DGS-: no.



Meeting Agenda

Ben Roush: and I just want to make sure it's on the list is a past programs listing with the dates applicable or when the new one was adopted. There's a couple ways we could do that. Mhm.

Victoria Nellis -DGS-: I fully support that idea. I have a couple version I can't say draft I have a couple previous versions of the program in that box account. I imagine that there might be some missing. So if anybody has any old versions of the program if they could send them over that'd be great. I'll get them uploaded to that box account and we can just kind of review to make sure that everything's there and then I can go to the website team and say, "Hey, we need this here with all of the appropriate information.

Ben Roush: Yeah, we never had great tracking on this. So, I shouldn't say because I wasn't a member of the council, but I've sat with the council a long time. there was just what got posted and...

Ben Roush: updated on the website was what was most recent. So, David, I guess that's a you and me to go through and see what we're missing and then go back out and request it.

David St.Jean -DGS-: Yep, that's fine.

David St.Jean -DGS-: At least it's on the short list that Vicki's got her eyes on. So, that's a good start.

Ben Roush: If anybody sees any other things that are missing, Eddie and Alex, I see your hands. calling you in a minute, but if anybody else has any other things or if you think about it after the meeting, you go what would be really great is solid. that's fantastic. Please please be sending those over.

David St.Jean -DGS-: Sir.

Ben Roush: Alex

Alex Donahue -IAC-: Good morning,... Mr. Chair. on the links in the laws and regulations, there's one document listed under state public school construction 21st century school facilities act guidelines from 2019. that document was created in 2019 to essentially clarify the version of the green building program that was in place at the time and I think that was the 2018 version to answer questions that had been raised then.

Alex Donahue -IAC-:

Alex Donahue -IAC-: My memory of it is those clarifications were superseded by the 2022 and 2024 versions of the program. And therefore, I think that document is pretty much completely obsolete and should be removed. But before we do that, let me have staff go through it thoroughly and make sure there's nothing in there that's still relevant somehow. I'll bring it back to you all and say, "Hey, we have something that's, hanging out there." But my gut is it's going to be pretty much all obsolete and we could just delete it. So, I'll confirm that and let you know.

00:10:00

Ben Roush: And Alex, specific for you, you sent us some very specific code sections when we were going back and forth on the current program back in January.

Alex Donahue -IAC-: Yeah. Yeah. Yeah. Yeah.

Ben Roush: I just want to make sure that we have captured them here.

Ben Roush: I'm not sure we have. So, Yep.



Meeting Agenda

Alex Donahue -IAC-: Absolutely. I'll make sure that they're all sent over so that they can be added...

Alex Donahue -IAC-: if needed.

Ben Roush: Perfect. All right.

Alex Donahue -IAC-: Great. Thanks.

Ben Roush: Any other questions?

David St.Jean -DGS-: Yeah, one option for the website is in the high performance green building program itself under chapter 4 compliance.

David St.Jean -DGS-: There's a whole section here on requirements for all projects for reporting at different times. And I think we put here on the agenda I can't even read It's project submittals including it in potentially a notice to proceed so we know when a project begins.

Ben Roush: Mhm.

David St.Jean -DGS-: annual progress report and completion form which we may actually have to so I think what Vicki and I discussed as the potential of creating some forms that could be included as appendices to the program that building owners would complete and send to I guess I'm the contact right now send to me we would upload that onto the website under some kind of a project button And then we would have a separate I guess folder for each project on the website. So ra but just try to make it as easy as possible for the building owner, the designer like here's a checklist, pop off a couple items on this checklist and send it into us.

David St.Jean -DGS-: ...

David St.Jean -DGS-: this is another one of these tasks that, I mean, I could probably work on coming up with something and maybe present it to the council at a future meeting for approval and then it could potentially go into a future update of the program. Okay. Right.

Ben Roush: Yep. Yeah.

Ben Roush: Exactly what information we want and a format. And this is in regulation. It's not just in the program that projects are supposed to be reporting back to the council at completion. and has never been enforced. So yeah.

David St.Jean -DGS-: Yeah, it is a little difficult...

David St.Jean -DGS-: because we don't know automatically. There's no automatic way for us to know. It has to be proactively done by the building owner.

Ben Roush: Alex.

Alex Donahue -IAC-: Yeah. once you identify...

Alex Donahue -IAC-: what it is the council needs from a project owner, if you would share that list with me for the purpose of public school projects, I will go and see what it is that the IA receives from the school districts because it's probably 80% of the same information, if not most of it. in which case we could potentially either serve as a verification or help provide information when the owner doesn't or whatever. there may be a way to just align what already happens for the IA's processes with that.



Meeting Agenda

Alex Donahue -IAC-: So, if you tell me what you need, I'll go in and find out what we already get and we'll connect and align appropriately. Might save you all some work. Yeah.

Ben Roush: Awesome.

Ben Roush: Thank you, Victoria.

Victoria Nellis -DGS-: So for everybody that has access to the box account, I uploaded a document there kind of what I envision the rough draft of the website to look and so with that, it kind of has a breakdown of, different things that can go where, moving, the bird safe requirement under laws and regulations. and then, kind of examples of what the program page would look like. But then the reporting documents, I have a page that kind of highlights what reporting documents we would need kind of there and then I pulled out the requirements from the program and kind of listed it on that page. And then if you scroll down a little bit further there's a project related documents page where we don't have any forms obviously but here's some options that could work and...

00:15:00

Ben Roush: Awesome. Thank you, Martha.

Victoria Nellis -DGS-: maybe how that page would look.

Victoria Nellis -DGS-: so just, rough draft, something to kind of look at to start the conversation of what forms you need, how we want them to look, where you want them to live, that type of stuff.

Martha Shrader: Hey, good morning. one thing, I'd be really interested to look at that, draft and box. So, some of the things I may say are already addressed, but yeah, moving the program to a place of prominence would be great set up as under the list of laws and regulations. we talked about a FAQ, which I think is part of the program, but it might be helpful to have that also as a link. on the main web page.

Martha Shrader: There was one other thing I just thought and now it's escaping me. if it comes back, I'll raise my hand again. Thanks, Nope. No.

Ben Roush: Did it have to do with concrete...

Ben Roush: because you just launched us straight into new business which is perfect. all right. More to come on that and we will do that at future meetings. we will continue to review that. That'll continue to be old business for a minute. so David, do you want to jump into new business waiver requests? There's your FAQ. There's

David St.Jean -DGS-: Yeah, bit more.

David St.Jean -DGS-: I mean, it's just more possible additions to the website.

Ben Roush: Yeah. Martha Mhm.

David St.Jean -DGS-: I don't know if we want to set up a subcommittee to talk about website updates,...

David St.Jean -DGS-: but you can go into this rabbit hole of website updates and we could spend an hour easily talking about it each meeting.

Martha Shrader: I just remembered another one.



Meeting Agenda

Martha Shrader: I was going to suggest that maybe highlighting some of the green buildings, having a page for, kind of touting the state buildings that are meeting all these requirements might be cool.

Ben Roush: That is within our purview. Alex.

Alex Donahue -IAC-: Yeah. ...

Alex Donahue -IAC-: on the FAQ, I think that's really helpful to some of the, community out there. I've gotten questions about where is the FAQ, where do I find answers to those? ongoingly and so I think it's really great that we should definitely put that up there soon as we can. happy to participate in or support the development of the FAQ to make sure all the questions we've encountered on schools are addressed. I do think that because that will change relatively frequently, we should keep it nimble and separate from the program document itself so that we don't have to go through hoops to add answers to new questions. so ...

Ryan Schwabenbauer: Look.

Alex Donahue -IAC-: happy to pitch in on that one if you need another set of hands.

Ben Roush: Yeah, I'd certainly like what are your recurring questions?

Ben Roush: If you know that off the top of your head,...

Ben Roush: let's make sure we address the ones you get at most projects. Perfect. Yeah.

Alex Donahue -IAC-: Yeah, I've sent multiple versions of those questions previously and...

Alex Donahue -IAC-: I'll just resend them to you, David and...

David St.Jean -DGS-: Okay, we did take the FAQ page out of the program itself.

Alex Donahue -IAC-: Ben. Thank you.

David St.Jean -DGS-: This is a much better I think home for it on the web page.

Ben Roush: Ryan

Ryan Schwabenbauer: Hello.

Ryan Schwabenbauer: Another recommendation I have for the website would be probably I think we voted maybe about five or six months ago to start to provide a list of all projects that are funded for design and construction in the state. so both design and construction and then we were going to look to add what type of sustainability criteria or lead criteria if they're participating in the program. so really showing sign I agree with what's been accomplished but also what's ongoing. We need to track that. I think that should be available on the website and to the public.

Ben Roush: Yeah, I'd love to see a lead target IGCC rating system column to show...

David St.Jean -DGS-: Mhm.

Ben Roush:

Ben Roush: what most people are choosing. I don't need the Y, but that'd be super interesting. Yep. All right. Will you scroll down a little bit, David? I want to make sure we got annual reports. No, let's do it as



Meeting Agenda

part of the new BIS. So if you look on the web page, there's annual reports from 2020 to 2023. We did not do one for 2024 and we are supposed to do one each year. I think 2020 may have been the first year it actually happened. they're fairly simple documents and David and I are looking right now at what do we need to do to make a 2024 document?

00:20:00

Ben Roush: how much information do we need to collect? they're information light those documents. particularly agency folks on the call take a look and there's probably some requests coming for modest information on projects. All right, I think that covers web page. Martha.

Martha Shrader: As far as I know, reports were done every year that I've been part of the council. but they were quite a bit simpler previously.

Ben Roush: Okay. Yeah.

Martha Shrader: I think they were, a little more basic in terms of what was included.

Ben Roush: I wonder...

Ben Roush: if we can get copies of this.

Martha Shrader: I'll dig in at my files and...

Ben Roush: Yeah. Alex.

Martha Shrader: see what I have, but other particularly agency members might have more of them if they keep their files.

David St.Jean -DGS-: All right,...

Alex Donahue -IAC-: Yeah. ...

Alex Donahue -IAC-: IC has a list of projects and if David, you don't mind letting me share my screen briefly, I'll just show you what we have.

David St.Jean -DGS-: go ahead. I don't actually have to stop. You can just start.

Alex Donahue -IAC-: Okay, great. Let me just do that. This is what I prepared last April and shared. Sorry, one second. It's coming.

Ben Roush: Got to let it refresh.

Alex Donahue -IAC-: Yeah, it's coming. sorry, this is a little small, hard to read, but this is what IC developed for the Green Building Council last April pursuant to Ryan's request. And this is a list of all the projects going all the way back to you can see first year of funding in column E status in F type and...

Ben Roush:

Alex Donahue -IAC-: which of the three compliance methods were selected for that project. So I can get it updated out of our database and provided to you. I think what the council had been discussing at that time was for an annual report we should be including that year's projects and we could sort this for 2024 and come up with I guess that used to be in the annual reports and then for a time it wasn't. And so



Meeting Agenda

however we want to do that I can give you the schools data in a format like this that would be easy to add into an appendix if you just let me know which data elements you want.

Alex Donahue -IAC-:

Ben Roush: Yep. I love that.

Ben Roush: Add square footage. And that's everything you could want to know for a website post as well.

Alex Donahue -IAC-: Yeah, we can do that. We can add

Ben Roush: So, looking at our schedule for the year, David and we believe legislatively there are going to be some things we need to respond to in the program and we'd like to do that on an ongoing basis every year. Expect a program in November. That way, we've incorporated everything legislatively and are ready for the next session that begins in January.

Ben Roush: so we're setting out a finish line for this year's program edition and we're going to look at several things today primarily for discussion for what might change and then legislatively we can talk about what's currently going on and I can do a very brief update of that for the two things I'm tracking that might substantially impact the program and then I want to hear from anybody else. So, that's the rest of the meeting. and also a little look ahead at where we're going for the program for buttoning down primarily legislative changes, but also the things we've been discussing about IGCC adoption, what we say are optional credits and the language we use around that. That's a big one. what we say about solar.

00:25:00

Ben Roush: let me do the legislative recap first. And it's important to say these are all ongoing legislation. none of these have passed through both houses. It's so all of what I'm about to say is subject to change, but we've got a MEA sponsored House Bill 49. I'm not going to remember the bill number. just crossed over to the Senate from the House version that does moderate changes to the building energy performance standards. it adds a actual cost per energy unit for your energy use intensity targets. It gives a waiver process that we are definitely going to have to respond to in the program.

Ben Roush: again, legislation, not final, but there's two different versions of waivers. One is just a five-year, you can have a waiver, you have to electri you have to comply with the program by the end of that five years. So, I need more time the other waiver is for financial infeasibility and it's good. It adds some flexibility. It also does the state have any multi- buildings that would count as multif family? Maybe For multif family, you take a 10-year look ahead. For all else, you take a 20 or 25. Currently 25, but the Senate version may change that your look ahead.

Ben Roush: So you're doing life cycle cost analyses doing net present value of a future looking thing and you're supposed to take the higher of your two alternate compliance payments either fossil fuel use compliance payment or over your EUI compliance payment into that math. So in a lot of cases the compliance payment you would have paid gets to pay for your system but again, we will have to respond to all of that in the program in the coming months because that will somewhat change what we say and what we do. And we're going to have to talk about when does the state want to what want to pursue waivers? what is allowable, what should be good discussion as we do that.

Ben Roush: and then the other bill I'm tracking that will have some impact is a better buildings bill. that's the name. and it would in its current format and it hasn't crossed over so it's got some hurdles to even passing but in its current for format it would take all building energy performance standard required complying buildings and anything you build new after 2025 would have to be all electric. So those



Meeting Agenda

compliance targets that we put in that are further out we would need to go back and revisit those. It also requires if you build a gas building of any size that it has electric ready capability and some solar set aside which is part of our discussion points for today because that was commentary on the program.

Ben Roush: So it is less likely to pass because we're past crossover and it has not crossed over. So it's got some hurdles to jump through.

Ben Roush: But if it goes, we'll have also some program changes. Rob, and then we'll call in anybody who has any added legislative tracking.

Rob Emard -LABOR-: Yeah,...

Rob Emard -LABOR-: I just wanted to update you that Better Buildings Act, I think it had a bunch of amendments and...

Rob Emard -LABOR-: one of those amendments actually removed everything related to solar. Yep. Surprise.

Ben Roush: Okay.

Ben Roush: Yeah, that is news to me. The last version I read still had the 40% roof set aside. I mean, and again, these are ongoing legislation. They could entirely change. So, re recaveat, none of this is subject to anything. none of it's real until it passes both houses and goes forward. and...

Ben Roush: even then it could be vetoed I guess doesn't seem likely. any other legislation anyone is tracking that deserves a mention as regards the date building the program?

David St.Jean -DGS-: the one that you mentioned,...

David St.Jean -DGS-: The HB49 about one of the opportunities for requesting a waiver,...

Ben Roush: Right.

David St.Jean -DGS-: it looked like to me, was for a building that had equipment installed before 220 2025. which we at DGS are almost certainly going to take advantage of because it then excludes you from paying any alternative compliance payments until 2039 I think.

00:30:00

David St.Jean -DGS-: But at the same time you have to use an MDE trained and...

David St.Jean -DGS-: approved auditor they're calling it to develop a plan that shows DE how you plan on decarbonizing the building during this period of time that you have during the waiver process. So a lot of work for engineering firms and auditors

Ben Roush: Yeah. Yep.

Ben Roush: A few of them are going to figure out how to do it cheaply enough and corner the market. that's probably a good disclosure. I have several certifications and there are several other green building consultants on this committee that would have an impact would do work like that. all right.

Ben Roush: That energy auditing bullet. Yeah, you've got to do a training that doesn't exist yet to get on a list. And this is a complete guess, but if I'm guessing MEA is going to have to develop some standardized



Meeting Agenda

tool set for how they're doing life cycle cost analyses and doing financial payback calcs. it's going to be an interesting time. that's probably a next two years kind of tracking.

David St.Jean -DGS-: But MDE,...

David St.Jean -DGS-: Department of the Environment No comment.

Ben Roush: Yeah, You're right. Thank you. I would have pictured MEA making the tools It's fine. Yeah, it's okay. again, all conjecture and none of it is actually passed through anything yet. So, I will start screen sharing. I will make this loads bigger and then I will start sharing. we had this document we were tracking commentary and then sending back out.

David St.Jean -DGS-: What's up

Ben Roush: A select window or...

Ben Roush: Where is it? Sorry, I have too many things open. there Sorry, that took too long. All right, let me know when you can see Great. So we were tracking these comments and they are really good comments. Nothing has to be resolved today but the intent is that some of these should go to subcommittee. Some of these should be discussed as a committee as a whole because it impacts several agencies. and let's do a brief overview of them.

Ben Roush: So, we several people commented on the language about these are optional and strongly incur to the extent practical language. There you go. So that's something I think we really want to think about in this and we have within our mandate the ability to set what is and is not green building policy.

Ben Roush: what lead credits are mandatory beyond prerequisites and what reasonable exceptions are there or there's always a waiver process for projects that just can't do a thing. So we could say none of those are to the extent practicable and you must do them all and then apply for a waiver if not and I'm not sure that's the right move either. So that's several commentary. That's something I think we need to do as a committee at large because it really impacts all projects. There's commentary specifically on decarbonization and what else we need to do as regards decarbonization.

Ben Roush: So solar ready, whether or not the better buildings act passes, doing reasonable solar set aides and solar readiness envelope particularly in retrofit and remodel exactly what's required if we want to require something beyond code. we already addressed several things in here about fossil fuels and what we were doing there. limitations on illumination on how much lighting you can use or we could even go so far as to require lighting modeling for project over X. there's a lot that we get to set what the minimum bar is for green building on fully funded state buildings.

00:35:00

Ben Roush: so my cell phone just took over my headset. I'm sorry about that. we had several school specific things about solar photovoltaic and what counts outdated versions of well and we need to say this the IGCC references that we have in the appendix are also outdated.

Ben Roush: So there is a wholesale up and lead v4 is now 4 4.1 and...

David St.Jean -DGS-: Okay.

Ben Roush: is about to be v5. so we got several updated standard references that we need to go fix in IGCC at large. I think that's a whole subcommittee because we really need to do a deep dive into what the



Meeting Agenda

original intent of exempting all of those sections. If you go reading down what the IGCC does in the program, it says we've excised whole portions of the IGCC and the idea was that it would more closely comply with a lead silver standard building. And even for all that, Alex just showed his spreadsheet, but you could show the spreadsheet at large.

Ben Roush: there aren't lots and lots of state buildings doing the IGCC pathway over a lead pathway or green globes. So there's a discussion point to have there. Is it the right level? Do we want to add or take away some of those things that we've excised? It's the whole subcommittee to then come back with recommendations to the council. I think if we do that as a whole council, it's going to be hair pulling. it's going to be a lot of discussion that a lot of people don't much care about. vehicle fleetal petrification, we got that that already matched with state statute. other law that there's some repeat demand response technologies. This is a really good one and I don't know if it needs to go to subcommittee.

Ben Roush: So if you're doing an IGCC pathway and it was stock IGCC, not what we excise, you would have demand monitoring submetering systems and demand response. You'd be able to turn off at a signal from the power company. You'd be able to turn off some subset of equipment or set back temperatures or set back lighting levels. There's a bunch of different ways to do it. and that's probably a subcommittee as well or maybe a subcommittee. The IGCC group folks, those who are really interested in lighting can have that discussion. in V5, this is going to be heavily weighted. So, all electric buildings and demand response in the energy and atmosphere credits, which I'm on that committee, I'm the vice chair of the national committee, is going to be heavily weighted.

Ben Roush: to push for that. The idea being we need a stable grid. We need the ability for buildings to be responsive to peak demand events. So here's one from IGCC strike section 701 automated demand response. and again that was removed because a lead silver building wouldn't necessarily have to do it. So that all deserves discussion to the extent practical by owner.

Ben Roush: It's again several people mentioned this. We dealt with the timeline comment to the extent Again, the governor's executive order to update the high performance green building program to ensure that all new buildings subject to the program align with the state's goal to achieve net zero greenhouse gas. I believe we've addressed that largely. I'm sorry. There was a commentary there. yeah.

Alex Donahue -IAC-: Yeah, I was just u adding the statutory source to my understanding of that extent practicable language just for reference.

Ben Roush: Yeah. And that is interesting because that applies to the whole program. So to the extent practicable, you could really say it about the whole program.

00:40:00

Ben Roush: So the program can make anything it wants mandatory and if a building can't comply it can do a waiver process and it can show impracticality or of a given measure. So yeah it is an interesting one. Alex your comments got repeated here. That's interesting.

Alex Donahue -IAC-: I'll take the double weight. Thank you.

Ben Roush: Marissa had really good ones about what we should require as a building program. And I think this is a whole committee discussion about should we require an enhanced commissioning and move away from monitoring based commissioning. there's several things in there.

Ben Roush: the requiring an actual solar requirement, not just a solar set aside, but that buildings hit some minimum generation per most energy codes that have done this have done you must generate



Meeting Agenda

something modest per square foot of building area up to some height where it becomes impractical. or by saying you shall use x% of your roof up to a net zero building. So we can do that and again there is a waiver process for buildings that couldn't comply in some way but it's one of the fastest payback things we can recommend on buildings and financials are supposed to be part of our scope of consideration.

Ben Roush: yeah, back down. geothermal is defined in the renewable portfolio standard and is ground source for the purposes of Maryland. So I don't think we need to get into it. Even though if you want me to get up on my soap box as an engineer, I'd be happy to tell you why we're all saying geothermal and shouldn't. here this one is actually deeper. This is one of Chris's comments. such a summary should not be limited to only cost but also return on investment. So, as a committee, we could say you shall do life cycle costing.

Ben Roush: schools already have to for a moderate list of measures. there is a whole what is best practice for green building discussion to get into here. What do we want in the program? And again, we get to set the minimum bar. and we have a pretty wide latitude to do that as long as a secretary would agree with the measures we're proposing. So we could say life cycle costing is required or you must do the integrated design credit of lead as one of your measures which would get you to a similar place where you're doing early phase consideration of multiple mechanical systems similar to what schools already have to do for other projects.

Marisa Britton: under V5.

Marisa Britton: I think that's a requirement. got it.

Ben Roush: It's life cycle analysis a carbon you had a minimum carbon...

Ben Roush: but you are also allowed to use set standards like CBEX database data you don't have to energy model your way into that under V5 and the idea is that it's a car you're thinking of the carbon assessment prerec and it is there. You got to set some expected energy targets and you at least have to talk about with the owner how you could improve upon those targets.

Marisa Britton: Absolutely. Here.

Ben Roush: If you are energy modeling, it's easier to just do it by way of the energy model I think. Yeah.

Ben Roush: So, as we respond to V5, there's several things, the prerex that we might also roll into for the state, you must do these credits. And some of the obvious ones like all electric building is five points just hanging out there that we already largely comply with our limited exception list.

Marisa Britton: Mhm.

Ben Roush: the electric vehicle ready and electric fleet vehicles is already in there's several credits that we're just going to say you already do these as a minimum. I think that is also a subcommittee by the way. So I think there's two separate subcommittees maybe largely overlapping people but there's a adopting for lead v5 what do we change?

00:45:00

Ben Roush: There's a IGCC version and then I at least need to go look at green globes to see what we're calling out. Few projects take that path, but We need to make sure it's up to date. So, there will be an email request saying who wants to join these committees? I think we're going to ask them to I'm not sure the committee at large needs to meet every month through the summer as we work out some of those



Meeting Agenda

subcommittee things. so we might be creating meetings instead of doubling meetings. But that is a brief pathway forward. I'm going to stop my presenting. We should go back to unless people have other commentary other things they want to discuss.

Ben Roush: If you want to get any of these in depth, there's going to be time for that as well, but let's save that for the end of the meeting. All right, Dave, would you mind popping the agenda back up?

David St.Jean -DGS-: Yes, I will.

David St.Jean -DGS-: But before I do that, this was the document that I had up there originally. you were asking about showing the edits as well. So essentially...

David St.Jean -DGS-: what you just went through I filtered out into these 12 items. So these are all the recommendations that we received to the program from everyone before we voted on it that we decided that we would talk about later. So there's essentially 12 things on here. I can put this remember to do that. I'll upload it to the box account and that way it'll be there.

Ben Roush: of the things that still need to be done. Yeah.

Ben Roush: Yeah.

David St.Jean -DGS-: It's just easier to read, I think, than what we were just looking at. I think we're basically at the end of the agenda. Let me pull that up. Establish working groups.

David St.Jean -DGS-: That last thing you mentioned

Ben Roush: Yeah. ...

Ben Roush: and I want an opinion on this and then we actually have to establish working groups as a vote. and then we will self- select into them. So I think for updating the program, we need an IGCC group. We need a lead V5 group. What else? we could have such a thing as a decarbonization carbon carbon group. Let's put it large in there.

Ben Roush: So we're talking about building life cycle analysis of whole carbon of the building including embodied that in that group. Does anybody see things we're missing that we should be updating in the program that wouldn't fall under one of those three or aren't such big things that we should be discussing as a large issue? U Martha Yes.

Martha Shrader: I just wondered if we should add any new energy code updates as well into that discussion. I'm assuming the IECC 2024 it's going to be adopted by this summer.

Ben Roush: Yeah. It's good. We have never gone very far into energy code by way of the program, right? Because they're going to comply anyways.

Martha Shrader: Yeah, right.

Ben Roush:

Ben Roush: It's sort of a minimum bar.

Martha Shrader: I just don't want to put stuff in there that's either already required by the code or...

Ben Roush: But there great let me give an example that hits my area of practice a bunch.



Meeting Agenda

Martha Shrader: do anything that's going to conflict with what's required by the code.

Ben Roush: Starting in 2021 you had lower door air barrier testing required in almost everything. a couple different ways you could do it in the code out of C42 and that's not widely enforced in jurisdictions yet, but it's there which would also let us say, we're going to make the envelope commissioning credit required we're going to set a lower bar of air leakage than the code. There be a couple ways to do that. we could just leave it alone and say design teams should know they'll get the envelope commissioning credit if they just do a little bit more than what code already requires and leave it out of the program entirely.

Ben Roush: So there's a style a stylistically how do we treat the program code interacts with green building standards.

00:50:00

Martha Shrader: Yeah, I would agree. I think it can be confusing and yeah, I'm not sure how to make it less confusing for teams, but it be good to think about.

Ben Roush: We could acknowledging that the green building council would have to maintain this And that is not easy. if you meet this version of code, you already get these lead Or if you meet this program and this version of code, you already get these lead credits. that'd be a relatively straightforward list to make,...

Ben Roush: but again, you'd have to maintain it as Rob That's a 2024 code cycles,...

Rob Emard -LABOR-: Sorry, I was just going to answer Martha's question.

Rob Emard -LABOR-: The IECC is on deck to start the code adoption process along with all the rest of the building codes that my office deals with. probably starting up this summer and should be done and complete hopefully by the end of the year. Yes, that's correct.

Ben Roush: Right. just making sure. Yeah, I think there's a draft of 2027. I haven't gone looking yet.

Rob Emard -LABOR-: There are code committees that have been 2027 IECC development group is meeting on a regular basis.

Rob Emard -LABOR-: There is a dedicated website on the international code council website ...

Rob Emard -LABOR-: where I think all the meetings are open to the public and they have a schedule online for that.

Ben Roush: And they post all of the code change proposals,...

Ben Roush: which is primarily how codes are updated. a lot of committee work there. So something we can consider I don't know sorry back to what I was saying the list of how codes interact with lead we could do as an I guess you do it as an appendix. It doesn't really belong in the main program and it's more discussion because it's got a bunch of project ifs and therefors and maybe that's why you count on your design team.

Ben Roush: I don't know if we even want to venture down that path. Does anybody else have any thoughts on this? Okay. So,...

Martha Shrader: I guess the one thing I would say is...

Ben Roush: hearing none



Meeting Agenda

Martha Shrader: because our state projects we don't have a code inspector. So, making things a little more clear might be a good way to go since, we say you have to comply with code, but if no one's actually inspecting it for that, we do our due diligence for our projects,...

Martha Shrader: but

Ben Roush: Yes.

Ben Roush: And by owner. That's part of why we put in that third-party language or talked about that third party language. I actually have to go back and read it to see if that was the final version in the program. So that there is somebody looking at energy code specifically I IGCC even more specifically. but I take your point if you were doing a lead project there wouldn't be necessarily a codes reviewer taking a hard look at that.

Ben Roush: And in certain jurisdictions in Maryland, even if they had a local permit, those jurisdictions are also not taking a hard look at energy code. all right, that deserves thought for how we would develop if we wanted to do that. All right, so

Ben Roush: I would like to make a motion that we enable an IGCC subcommittee and...

David St.Jean -DGS-: You mentioned glo

Ben Roush: a lead B5 subcommittee to develop recommendations for the committee at large and changes to the program and to come back with those recommendations by September of this year. That's a motion. Does anybody want a second and then we would discuss?

00:55:00

Ted Walsh -DBM-: I second that motion.

David St.Jean -DGS-: globes as well. Did you want to include that?

Ben Roush: Thank you, Ted. David, I left that out on purpose because I need to go see if Green Globes actually has been updated in any recent past,...

David St.Jean -DGS-: Has anyone ever used it in our program?

Ben Roush:

Ben Roush: Not to my knowledge,...

David St.Jean -DGS-: Mine either.

Ben Roush: but Alex had a few check boxes that said yes on his list.

David St.Jean -DGS-: ...

Ben Roush: So, it's out there.

Alex Donahue -IAC-: Three.

Ben Roush: Mhm. ...



Meeting Agenda

David St.Jean -DGS-: you have a second. I guess we can vote.

Ben Roush: open for discussion. Does anybody have any commentary?

Marisa Britton: Ryan has his hand raised.

Ben Roush: Yeah. Ryan, he also put in the chat that he has to leave and he agrees with the current motion.

Ben Roush: All right,...

Ryan Schwabenbauer: Sorry for the confusion.

Ryan Schwabenbauer: I was about to duck out and I agree with what Ben had said. so I apologize for confusion there.

Ben Roush: you're fine. We'll call it a goodbye wave. You raise your hand.

Ryan Schwabenbauer:

Ryan Schwabenbauer: Y'all later. Thank you.

Ben Roush: Thank you. all right.

Ben Roush: No discussion. we vote. So, can we do a raise your hand if you agree? All right, that'll be a majority. All righty. Thank you. we will send out a request for who wishes to join those and I think we should do that to the mailing list at large. These are going to come back with recommendations. So we don't necessarily need it to be only voting members interested members of the public can sit in on those as well.

David St.Jean -DGS-: It makes sense to me.

Ben Roush: yep. All right, that's our agenda. Do we want to move on to good and welfare announcements? I do love this one because it's pretty broad. Does anybody have anything for the greater good or for the good of the group?

Marisa Britton: I do I guess I just wanted to revisit something that we had spoken about in January in regards to Stuart and Steve's time if we can just perhaps give some recognition.

Marisa Britton: I know that that was some exclamation. I guess it was mentioned by a few and I think it would be nice to kind of offer that recognition either just through some type of letter or something just for their time and dedication to the committee to the council.

David St.Jean -DGS-: I can say that.

David St.Jean -DGS-: Stuart was sent a letter by our secretary at DGS thanking him for his service.

David St.Jean -DGS-: I did send a request up through DGS communications as to whether or not we wanted to send any further recognition out.

Marisa Britton: Okay.

David St.Jean -DGS-: And as I recall, the answer came back as no...

Ben Roush: And public service employees never get the thanks they're deserved. it's a problem.



Meeting Agenda

David St.Jean -DGS-: because we make so much money, ...

Ben Roush: Yes. That's it. Exactly. Yes. any other questions, comments, announcements? This is a great chance to say here's other things going on out in the world. and what is the metric?

David St.Jean -DGS-: probably most folks already know this. I just found out today for some reason, but in their 2025 scorecard, Maryland moved up to number four ranking, tied with Vermont from I think seven last year.

Ben Roush: back. I just Google found it.

David St.Jean -DGS-: There's all kinds of metrics. it's a 100page document. they look at utility programs, state building programs, residential programs, I think, policies, all kinds of stuff.

Ben Roush: Here, I'll drop the link in here.

David St.Jean -DGS-: Yeah, it's a nationally recognized scorecard. It's been around for many years now.

01:00:00

Ben Roush: Yeah. And we are number four in the country...

Ben Roush: where number four is a good thing to be clear. Go the other way.

David St.Jean -DGS-: Yes, it's I think California and...

David St.Jean -DGS-: Massachusetts switch places for number one every year. California's number one this year. Massachusetts is number two. Three, I think, might be.

Ben Roush: New York.

David St.Jean -DGS-: I can't remember who is in New York. And then Maryland and Vermont are fourth. So, good for us.

Ben Roush: I gotta go reading, too, because unless we gained a 51st state, there's more numbers than states. All right.

David St.Jean -DGS-: I think AC is in there as well.

Rob Emard -LABOR-: It included DC.

Ben Roush: Yeah. Okay, that makes perfect sense.

David St.Jean -DGS-: Also the Better Building Summit in DC is still on today. We'll see what happens between now and May I think 1st and 2nd. Can't remember the exact date. So, let me look because Vicky who was on the call earlier and I are speaking there on the 30 1st Thursday. It's the 1st and the second Thursday and Friday of May. And we a Each of us has a presentation on Thursday afternoon.

David St.Jean -DGS-: Mine is going to be on performance contracting. Hers is on green purchasing of friendly refrigerants.

David St.Jean -DGS-: I'll call it that.



Meeting Agenda

Ben Roush: there is in this two weeks from now Montgomery County energy summit it's always really good sessions.

Ben Roush: I'm debating if I can go for it's two days now which is a real commitment but I put the link in there. Take a look at the sessions. it is worth attending if you're able. and it's one of the better attended of the year. I can see Ryan in this picture that they use in the background. play where Waldo on that link and you can find anything else for the greater All Hearing none, we can adjourn. Do we need the motion to adjurnn? I'm never clear on that. I don't think so.

David St.Jean -DGS-: I could just hang up and then we're all ajourned. Okay, thanks everybody.

Ben Roush: No, that works. Thank you. All right.

Meeting ended after 01:32:13 

This editable transcript was computer generated and might contain errors. People can also change the text after it was created.