

Residential Building Energy Labeling Working Group
Meeting Minutes
January 16, 2020

Attendees: Geoff Wilcox (OEO); Mike Russom (BED); Jen Green (BED); Leslie Badger (EVT); Samantha Caputo (NEEP); Veronique Bugnion (Clearlyenergy); Carolyn Sarno (NEEP); Karen Horne (VGS), Kelly Launder (PSD); Chris Gordon (EVT); Tom Lyle (BED); Paul Zabriskie (Capstone); Craig Peltier (VHCB); Malcolm Gray (BPPA); Martha Lange (Century 21); Richard Faesy (EFG); Melanie Paskevich (Neighborworks); Tim Yandow (CVOEO); Maddie Koewler (NASEO); David Heslam (Earth Advantage); Amy McClellan (Milne-Allen Appraisal); Chris West (Home Builders Assn.)

- Review and approve previous meeting minutes
 - Minor correction from Leslie Badger for meeting minutes. **Paul Zabriskie moved to approve the December minutes, Malcolm Gray seconded. Approved with changes by voice vote.**

- Subcommittee discussion
 - Approved proposed subcommittee descriptions and finalized members of each group and leads.
 - It is up to the individual committees on when and how often to meet. Leads should contact members and organize meetings.
 - October 30 is deadline for subcommittee write-ups.
 - Suggestion by Paul Z. to invite realtors to the Home Assessor Subcommittee and possibly have at least one realtor on all committees.
 - Leads for Subcommittees are as follows
 - **Label and Rating Tool Subcommittee** - Chris Gordon
 - **Scores and reporting Subcommittee** - Leslie Badger
 - **Home Assessor Subcommittee** - Paul Zabriskie
 - **Labeling Impact Subcommittee** - Richard Faesy

- NASEO presentation on labeling efforts in other states – Maddie Koewler
 - Members of NASEO are state energy offices. NASEO sponsors an Energy Labeling Working Group.
 - Maine: Mandatory time of rental disclosure. Lease not final until disclosure is signed. Don't know what recourse there is if disclosure is not provided or not accurate.
 - MA, CT, MO Energy labeling integrated with utility programs - provided after participation.
 - NY, HI mandatory time of sale or lease energy bill disclosure.
 - SD, KN mandatory code-based energy efficiency disclosure at time of sale or listing.
 - OR Voluntary energy labeling at time of sale or listing. Guidelines on who is authorized to issue and energy score.
 - AK - mandatory time of sale energy bill disclosure
 - RI considering a label - concerned with energy justice.
 - PEARL - inventory of green features of home. Checklist or scorecard of energy features. Certificate for level of energy efficiency. Being used mostly by Home Performance contractors but Phoenix is considering using it city-wide.

- EMPRESS Project - to promote Residential Energy Scorecards in States. Have information on steps to establishing a labeling program, elements for successful labeling, what items you should consider in designing a label, etc.
- NASEO has funding to provide technical assistance to states.
- NASEO is completing a paper on low-income EE and Wx value of energy labels. In review right now and will send to Richard and Kelly to pass along to group.
- Carolyn (NEEP): Maine policy is just paper - no enforcement or implementation

- Earth Advantage presentation on Municipality labeling efforts – David Heslam
 - Based in Portland. Other cities contemplating/have a similar program. 2/3rds of Portland’s homes are complying with ordinance. Trained 140 Assessors in 3 months. 70 or 80 of those continue to work in Portland.
 - Berkeley gave option to buyer of completing the label within 6 months – resulted in reduced compliance
 - Austin requires audit report be provided w/in 10 days of listing.
 - How do energy labeling and electrification overlap?
 - **Dave Heslam will send economic study to Kelly**
 - Craig P: what is contrast between cities where Real Estate market is hot vs. not? Dave H: most cities are hot markets. High performing homes have an advantage in down market.

- ClearlyEnergy and NEEP presentation on the Energy Estimator platform – Veronique Bugnion, Carolyn Sarno, and Samantha Caputo (2:05 – 2:50)
 - Object of HELIX is to make building energy info available to Real Estate community and MLS. Energy Estimator Platform utilizes HELIX.
 - Similar to Dutch model. In Netherlands, all homeowners are given a preliminary report/score and are required to upload energy characteristics with “proof” (send photos, etc) to a verifier that they pay a modest fee (around 10 Euros) and then when verified get a certified score (rating A-G).
 - HELIX: Address verified -> linked to parcel id -> if no data usage, heat, cooling, lighting costs are estimated. Uses EIA data for prices (effective cost, ZIP code/utility specific. One climate per state.) Database has sq. footage, so EUI can be calculated.
 - Homeowner can claim home and edit energy/physical characteristics. If auditor has assessed the home, specific data can be input. Output is energy label. Low end of Energy Use graph is zero energy, upper end is same fuel and size but all other characteristics are the worst possible. User inputs will adjust the standard characteristics
 - Amy: Vermont has minimal online info. Just Burlington and soon Montpelier.
 - Chris West: accuracy within 15% nationwide.

- Committee discussion, follow-up and next steps
 - Subcommittee leads will contact their members to arrange first meeting and determine workplan.
 - Kelly will work with Chris and Richard to draft a RBELWG workplan prior to the next meeting.